

If you are considering selling please call us today:

For a Free Valuation:

**T: 01 2100 360**



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For Sale by Private Treaty

58 Sandyford View, Simonsridge, Sandyford, Dublin 18.

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## For Sale by Private Treaty

# 58 Sandyford View, Simonsridge, Sandyford, Dublin 18.



Allen & Jacobs is delighted to bring to the market this lovely first floor apartment which is presented in excellent condition throughout. Providing well laid out accommodation c.47sqm/506sqft and featuring double glazed windows, gas fired heating, large kitchen/dining area, designated parking and sit out balcony.

Situated in mature landscaped grounds with all amenities within easy reach and a host of shopping facilities close by including, the Dundrum & Leopardstown Shopping Centres, Sandyford & Stillorgan shopping centres and The Park, Carrickmines retail centre. Both bus routes and the Luas are within easy reach giving easy access to the city centre. The M50 is also only minutes' drive away.

Accommodation briefly comprises entrance hall, living/dining room, kitchen area, double bedroom and bathroom.

### At A Glance

- Well-proportioned accommodation c.47sqm/506sqft
- Designated parking
- Excellent condition
- GFCH
- Lift
- Intercom
- uPVC double glazed windows
- Sit out balcony
- Easy access to bus routes & Luas
- Minutes from M50



### Viewing

Strictly By Prior Appointment  
Only With Sole Agents Allen & Jacobs  
t : 2100360 f : 2789494  
e : info@allenandjacobs.ie  
w : allenandjacobs.ie

### Notes:

### Negotiator

Gary Jacobs MSCI MRICS

### Accommodation

**Entrance Hall** Storage press, recessed lighting, intercom, shelved hot-press

**Living/Dining room** 6 x 3.33 Recessed lighting, door to patio, tv point

**Kitchen/breakfast room:** 2.47 x 2.21 Fully fitted eye & floor level press units, oven, hob, extractor fan, washing machine, tiled floors, tiled splash back

**Bathroom:** 2 x 1.7 Fitted bath with shower attachment, floating whb, wc, tiled floor, extractor fan

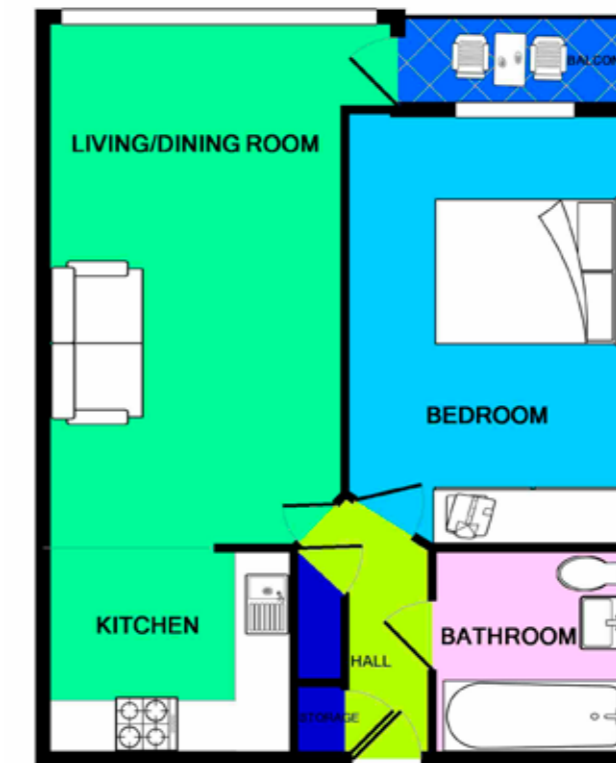
**Bedroom 1: (master)** 3.7 x 2.76 Fitted double wardrobes

### Outside

There are well maintained gardens throughout the development with both designated and visitor parking available.

### Service Charge

KPM are the managing agents and the current service charge is approximately €1,500 per annum.



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