

6 THE HAVEN

STILLOGAN ROAD, BLACKROCK, CO. DUBLIN

FOR SALE

Stunning 2 Bedroom Apartment

Internal Area approx. 775 sq.ft / 72 Sq.m

BER C2



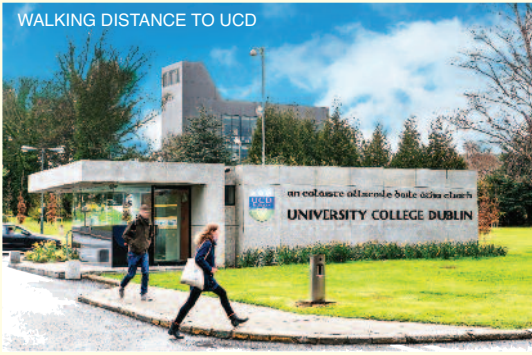
SHERIDAN

— estates —

- Exceptional location • Stunning gardens with decking • Light filled first floor apartment • Expansive lounge windows
- Gated small development of only 11 apartments • Built by reputable Durkan Residential

No 6 The Haven is a stunning two bedroom first floor apartment in turn key condition. Set in a leafy South Dublin development adjacent to the Talbot Hotel this Durkan built home has bright well-proportioned accommodation and is superbly positioned on the QBC with Stillorgan village within easy walking distance.

WALKING DISTANCE TO UCD



OUTSTANDING LOCAL AMENITIES



EXCELLENT TRANSPORT LINKS



NEARBY RADISSON BLU ST. HELEN'S HOTEL



DECKING



BALCONY VIEW

Location

The Haven enjoys an excellent location adjacent to the N11. Stillorgan Village, UCD Belfield and the newly re-developed Frascati Shopping Centre are within walking distance. Dublin City Centre is an easy commute via the Stillorgan N11 with it's QBC. On the doorstep there are excellent transport services which include Dublin Bus Routes 46A, 7B, 7D, 116, 145 and the Aircoach bus stop is directly outside the development. Many major schools are all within easy reach as are well known hotels including the Radisson and the Talbot Hotel Stillorgan.

The Haven

The Haven is a superbly positioned modern development set behind secure electronic gates with delightfully landscaped mature grounds and parking. This development built by Durkan Residential is of a very high standard and is extremely popular due to it's prime location, light filled lounges, stunning gardens with mature trees and decking.

Accommodation

No 6 offers spacious and practical accommodation measuring approximately 72 Sq.m (775 Sq.ft). On entry to the apartment there is a welcoming hallway with two double bedrooms including master ensuite, family bathroom and door leading to an extensive L-shaped living/dining room and kitchen with views towards Mount Merrion.

- Gated small development of only 11 apartments
- Exceptional location on the N11 and QBC
- Intercom system
- Electric Storage Heating
- Master bedroom en-suite
- Wired for alarm
- CCTV
- Double glazed windows throughout
- Designated car parking space
- Stunning garden with decking
- Built by reputable Durkan Residential



BER No. No.101323277
Energy Performance Indicator: 211.93 kWh/m²/yr



SHERIDAN

— estates —

www.sheridanestates.ie

VIEWING: Strictly by appointment. Please contact Henry Sheridan

T +353 1 903 8750 E info@sheridanestates.ie M +353 87 9807777

SHERIDAN ESTATES, 19 FITZWILLIAM PLACE, DUBLIN 2.

Every care is taken in preparing these particulars but neither the vendors or their agents can be held responsible for any inaccuracy in descriptions, dimensions, or any other details which are given in good faith and believed to be correct. Intending purchasers must satisfy themselves by inspection or otherwise as to their accuracy. The vendors reserve the right to make alterations to designs and specifications in the interest of the overall quality of the development. All maps, drawings and plans are not drawn to scale and any measurements shown are approximate only.