

For Sale

Asking Price: €475,000



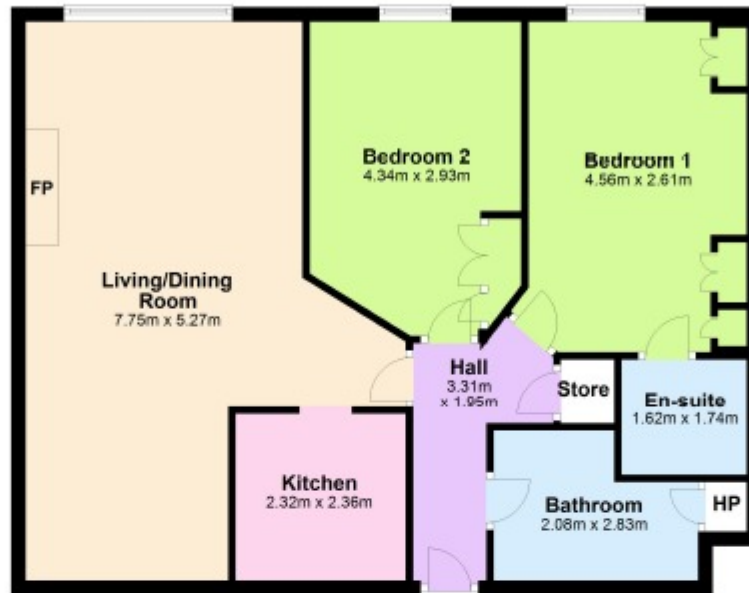
421 Galloping Green, Stillorgan Road,
Blackrock, Co. Dublin, A94 H319



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Floor Plan



Sherry FitzGerald is delighted to welcome to the market 421 Galloping Green, a wonderfully bright, well laid out and truly spacious 76sq.m. / 828sq.ft two bedroomed, top floor apartment with lovely views across Dublin Bay, Howth and Killiney Hill, in this ever-popular gated development.

Built in 1999 by award winning Tudor Homes and situated in a tranquil, leafy oasis. This apartment is situated within 10km of the city of Dublin, easily accessible to the Luas Line at Sandyford, many buses - QBC and within easy reach of the M50, Foxrock, Leopardstown and Blackrock villages.

Well-presented throughout, no. 421 is an elegant and charming home. The accommodation briefly comprises: large entrance hall with store room, large open plan living/dining room with feature decorative fireplace, kitchen with integrated appliances, two spacious double bedrooms one en-suite and main bathroom.

The location is second to none, situated just off the Stillorgan Road. A wealth of amenities are available close by including local shopping either in Foxrock or Stillorgan village, Dunnes Stores in Cornelscourt, not to mention Blackrock with its array of cafes and restaurants, Blackrock Clinic and close to The Beacon and St Vincent's Hospital. Further recreational amenities include West Wood Fitness Club, medical facilities, Leopardstown Racecourse, Smurfit business school and UCD Belfield a short distance away.

The area has many excellent primary and secondary schools such as St. Brigids NS, Oatlands, St. Augustine's National, Willow Park, Blackrock College and St Andrews to name just a few. Public transport is also well catered for with Sandyford LUAS stop within a 10-15-minute walk providing easy access to Dundrum Town

Centre while the QBC (46A) and Aircoach are virtually on your doorstep easing access to the City Centre. The M50 and the DART are also only a few minutes' drive.

SPECIAL FEATURES

- Spacious two bedroomed apartment.
- Electric storage heating.
- Bedrooms have views to Dublin Bay and Killiney Hill.
- Double Glazing
- One designated car parking space
- Visitor parking
- Lift
- Service Charge: €2,250 per annum approx.

ACCOMMODATION

Floor Area: 76sq.m. / 818sq.ft. approx.

Hall 3.31m x 1.95m (10'10" x 6'5")

Laminate flooring with large store-room.

Living/ Dining Room 7.75m x 5.27m (25'5" x 17'3")

Laminate floor and decorative fireplace large window over-looking the grounds and views across to Dublin Bay and Howth. Opening to

Kitchen 2.32m x 2.36m (7'7" x 7'9")

Well-fitted with wall and floor units, integrated electric oven, 4 plate hob, extractor hood and fan, fridge/freezer, dish washer and washing machine. Tiled floor.

Bedroom 1 4.56m x 2.61m (15' x 8'7")

Double bedroom with excellent built in wardrobes, window with views towards Dublin Bay and Howth

Shower Room Ensuite 1.62m x 1.74m (5'4" x 5'9")

With stand in shower, wash hand basin and wc.

Bedroom 2 4.34m x 2.93m (14'3" x 9'7")

Double bedroom with good built-in wardrobes and window with views towards Dublin Bay and Killiney.

Bathroom 2.08m x 2.83m (6'10" x 9'3")

Tiled floor, partially tiled walls with bath, wash hand basin and wc. Large wall mounted mirror.

GARDEN

There are lovely well-maintained communal gardens which can be enjoyed by all the residents. There is one designated parking space allocated to the apartment with ample visitor parking.

BER

BER C3, BER No. 103019899

Energy Performance Indicator: 224.14 kWh/m²/yr



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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.