



**APARTMENT 6, SANDON COVE, CASTLE AVENUE, CLONTARF, DUBLIN 3**

BRIGHT AND SPACIOUS FIRST FLOOR 2 BED APARTMENT

**BER** C2

**REA**  
**GRIMES**



## FOR SALE BY PRIVATE TREATY

### SPECIAL FEATURES

- Bright and spacious first floor 2 bed apartment
- Approx. 57.2 sq m / 615.69 sq ft
- Designated parking space
- Excellent and sought-after location

REA Grimes Clontarf are thrilled to bring this bright and spacious first floor apartment to the market. Apt 6 Sandon Cove is a 2 bed apartment located in this sought-after location, and comes to the market with tenants in situ (tenancy details are available on request).

No. 6 provides 57.2 sq m / 615.69 sq ft of comfortable living and bedroom accommodation. Internally the property is bright and spacious and comes with the benefit of a designated parking space. The property comprises in brief of an entrance hall, two double bedrooms, kitchen, living / dining area and a bathroom.

Tucked just off Castle Avenue, the location is second to none. This fine apartment is close to a host of local amenities including the Clontarf Promenade and cycle track, and the popular St. Anne's Park. There is a quality bus corridor which operates along the Clontarf Road providing an efficient link to the City Centre and Clontarf DART station is nearby. In addition to this, there are an abundance of schools, shops and restaurants on your doorstep, all within proximity to the property.

### ACCOMMODATION

#### Entrance Hall:

Long, narrow hallway with carpeted floors, hot press and separate storage room

#### Bathroom:

Fully tiled with WC, wash hand basin and bath with shower attachment

#### Bedroom 1:

Large double bedroom

#### Bedroom 2:

Spacious double bedroom

#### Kitchen:

Fitted with an array of wall-to-floor units and oven, hob and extractor fan

#### Living / Dining:

Bright and spacious overlooking Castle Avenue with ample living / dining space

### SERVICES:

- Designated Parking
- Intercom
- Gas Fired Central Heating

### MANAGEMENT COMPANY:

Sandon Cove Residents

### MANAGEMENT FEE:

Approx. €1,700 per annum (subject to change)

### BER DETAILS

BER: C2

BER No: 113819866

Energy Performance Indicator: 194.66 kWh/m<sup>2</sup>/yr



### REA Grimes

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