



178 Bracken Hill, Sandyford,
Dublin 18

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is delighted to introduce this bright and spacious two-bedroom penthouse apartment to the market, Apartment 178 Bracken Hill extends to a very generous circa 93.2sqm /1,003 sq.ft., located in this sought-after development close to an abundance of amenities. Throughout there are generous proportions and a wonderful quality of light due to its southerly aspect. A particular feature is the large terrace running the full length of the apartment and accessed from both the living area and main bedroom.

The accommodation briefly comprises of a spacious entrance hallway, large living/dining area with door to the terrace, kitchen area, two generous double bedrooms both with large built-in wardrobes, one ensuite and a bathroom.

Located close to Lambs Cross, Stepside Village and Dundrum Town Centre with its excellent selection of eateries and specialist shops, the development itself has wonderful facilities including a Centra convenience store, pharmacy and take away to name but a few. There is a vast choice of sporting and recreational amenities in the area which includes Leopardstown Racecourse, Explorium, Marley Park, a selection of pitch and putt courses and driving range. There are excellent transport links also close by offering easy access to the M50, the N11, Sandyford Business Park and Beacon South Quarter. The LUAS stop at Kilmacud is approximately 20 minutes' walk away and a bus service is nearby too. This superb property will appeal to both owner occupiers and investors.

SPECIAL FEATURES

- » Large 2 double bedroom penthouse apartment
- » Bright and well-proportioned accommodation of c.93.2 sq.m /1,003 sq.ft
- » Ensuite off main bedroom
- » Excellent floor to ceiling height
- » Designated parking space and visitor parking
- » Large terrace with south easterly aspect
- » Gas fired central heating
- » Double glazed windows
- » Quiet location within the development
- » Good amenities within the development and close by.
- » Excellent public transport (Dublin Bus/LUAS/M50/N11)
- » Current rent cap of €1,424 per month (subject to harmonised index of consumer prices)
- » Gross yield of 5.3% at asking price





ACCOMMODATION

HALL

6.20m x 3.35m (20'4" x 10'11") max

Very generous hall, recessed lighting, intercom, thermostat, smoke detector, fuse board, access to attic space.

STORE ROOM

1.68m x 0.89m max (5'6" x 2'11")

Concrete floor

HOT PRESS

Insulated immersion tank, wooden shelving, pump.

BATHROOM

2.37m x 1.69m (7'9" x 5'6")

Tiled floor and part tiled walls, bath, bath/shower mixer, wall hung sink, w.c, chrome heated towel rail, ceiling light, mirror.

LIVING/DINING AREA

6.20m x 4.15m (20'4" x 13'7")

Recessed lighting, TV point sliding door to balcony.

KITCHEN AREA

4.29m x 1.86m (14'0" x 6'1")

Built in wall and floor units, tiled splash back, Kupersbusch extractor fan, four ring gas hob, Hotpoint Aquarius washer/dryer, stainless steel sink and draining board, integrated Electrolux slimline dishwasher, Zanussi 50:50 fridge freezer, recessed lighting.

BEDROOM 1

3.89m x 4.50m (12'9" x 14'9")

Carpet, curtain pole, large built-in wardrobe, TV bracket, Beko TV, sliding door to balcony, ceiling light.

ENSUITE

2.38m x 1.40m (7'9" x 4'7")

Tiled floor, part tiled walls, corner glass and chrome shower enclosure, pedestal sink, w.c., chrome heated towel rail, mirror, extractor fan, ceiling light.

BEDROOM 2

4.65m x 2.97m (15'3" x 9'8")

Carpet, ceiling light, wooden window blind, large built-in wardrobe, Worcester gas boiler, heating controls, carbon monoxide alarm.



TERRACE

13.00m x 1.15m (42'7" x 3'9")

Large terrace with south easterly aspect, wooden decking, steel balustrade, external lighting.

CAR PARKING

One designated parking space per unit and unmarked visitor parking.

MANAGEMENT COMPANY

Service Charge: €1,750.40 Per Annum

BER DETAILS

BER Rating: B2

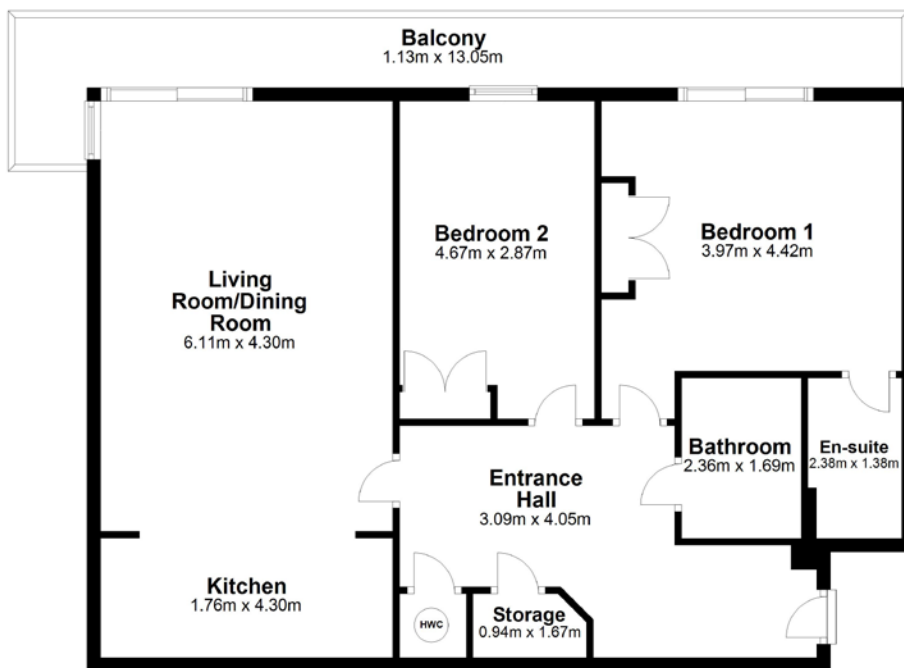
BER Number: 101587954

Energy Performance Indicator : 111.92 kWh/m2/yr

VIEWING

Strictly by appointment through Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie

Floor Plan



Total area: approx. 93.2 sq. metres



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PSRA Licence no: 001631



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.

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