

FOR SALE BY PRIVATE TREATY

147 SANDYFORD VIEW

BLACKGLEN ROAD, SANDYFORD DUBLIN 18 D18 PN8W

Asking Price

€270,000



**Tom
O'Higgins**
ESTATE AGENT

W tomohiggins.ie T 01 2845007 M 087 766 6422 E info@tomohiggins.ie

1 Bed – 1 Bath

45sqm / 485 sqft

ASKING PRICE €270,000

A superb ground floor apartment with private south facing patio garden, presented in excellent order throughout having been tastefully modernised and upgraded over the years to provide comfortable accommodation in a great location within easy reach of so many worthwhile amenities.

The accommodation extends to 45sqm / 485sq ft and briefly comprises a reception hall, open plan living room/ kitchen, bedroom and bathroom. A key note feature of this apartment is the large south facing private patio garden, an ideal space for dining al fresco.

Situated just outside the M50, Sandyford View is easily accessible to a host of amenities including Dundrum Town Centre, a choice of golf courses, gyms and local cafes and restaurants in Sandyford Village. The 114 bus route is right on the door step and links with the Luas at Sandyford and the Dart at Blackrock.

FEATURES

- Ground floor apartment.
- Private patio garden.
- Fitted bespoke cabinetry.
- Recessed lighting.
- Double glazed windows.
- Gas fired central heating.
- Designated parking.
- Intercom system.
- Management charge: €1,779 pa.



ACCOMMODATION

Reception Hall

With carpet flooring, recessed lighting, storage and hotpress off.

Living Room

Spacious living room with carpet flooring, fitted bespoke cabinetry with ample storage and study area. Access to private patio garden.

Kitchen

Fitted kitchen with a range of integrated appliances including fridge freezer, dishwasher, gas hob and oven. Tiled floors and splashback.

Bedroom

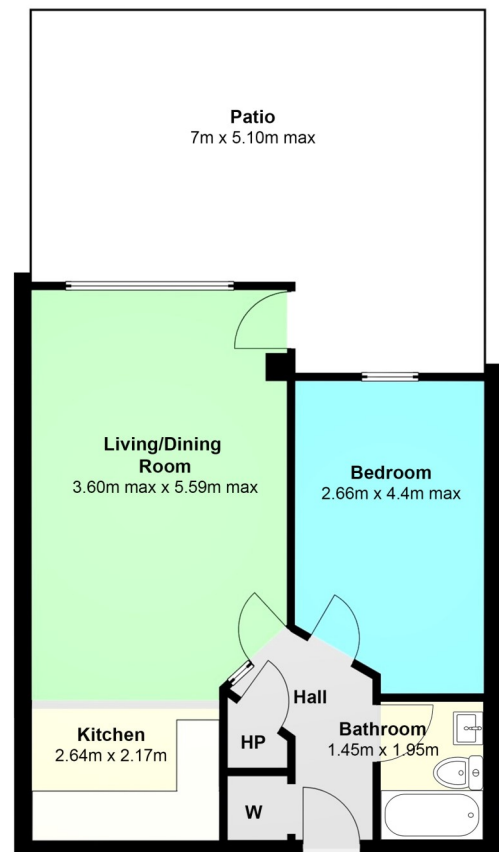
Double bedroom overlooking the private patio garden. Ceiling rose with feature lighting. Fitted wardrobes.

Bathroom

Tiled floor to ceiling, bath with overhead shower, w.c., w.h.b. and heated towel rail.

Patio Garden

South facing private garden with paved area and raised bedding.



Not to scale. For identification only.

BER

C1 No: 101625630 164.51 kWh/m²/yr



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Negotiator

Tom O'Higgins
MIPAV TRV MMCEPI
087 766 6422
tom@tomohiggins.ie

52 Sandycove Road, Sandycove, Co. Dublin, A96 W3C1

T+353 1 2845007 E info@tomohiggins.ie