

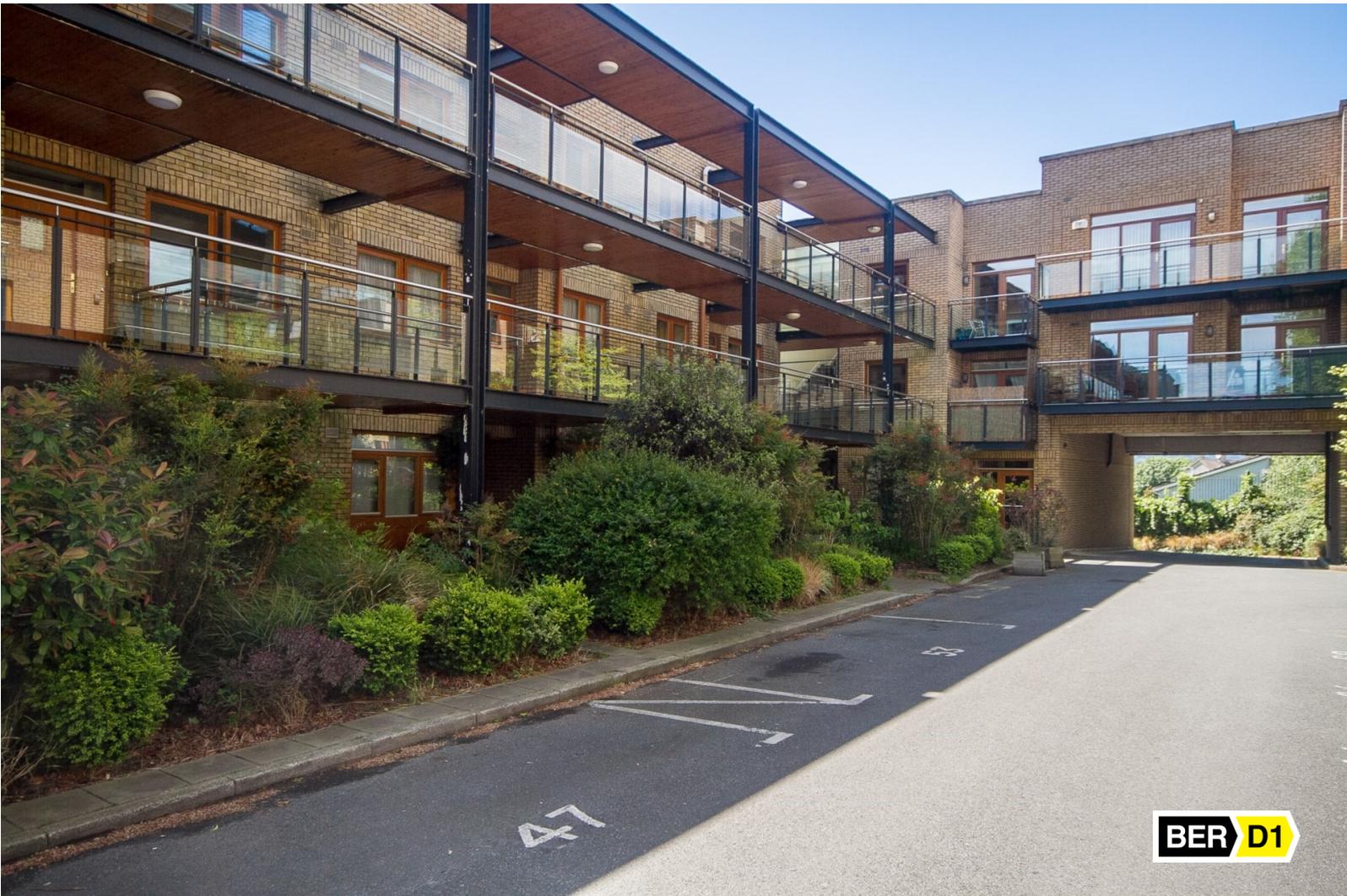
FOR SALE BY PRIVATE TREATY

APT. 15 RIDGE HALL

BALLYBRACK CO. DUBLIN A96 WE28

Asking Price

€340,000



**Tom
O'Higgins**
ESTATE AGENT

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3 Bed - 2 Bath 73 sqm / 786 Sqft

ASKING PRICE €340,000

Situated beside the Village, a short stroll from the Dart and the Sea at Killiney and with easy access to the N11 and M50 by car, Ridge Hall is a modern, private, gated development surrounded by a host of amenities. The quaint village is home to everything one needs for day-to-day living including coffee shops, pubs, takeaways and local shopping.

No. 15 is a ground floor, own door comprising three bedrooms, two bathrooms and an open plan Kitchen / Living room with South facing balcony off. The apartment is presented in good order throughout and will appeal to first time buyers, investors and those downsizing in the area that want to remain in such an accessible location

FEATURES

- Secure gated development
- Own door apartment
- Solid wood flooring
- South facing balcony
- Owner occupied
- Designated parking space
- Double glazed windows
- Electric heating
- Service charge €2,133 (2022)

BER

D1

No. 115000986

253.64 kWh/m²/yr



ACCOMMODATION

Reception Hall

With hard wood flooring, security alarm and hot press off.

Bedroom (1)

To the front, with fitted floor to ceiling wardrobes.

Bedroom (2)

To the front, with fitted wardrobes.

Bathroom

Tiled floor, bath with overhead shower, w.c. and w.h.b. with cabinet above.

Bedroom (3)

Double room to the rear with fitted floor to ceiling wardrobes and ensuite.

Ensuite

With tiled floor, shower, w.c. and w.h.b.

Living Room

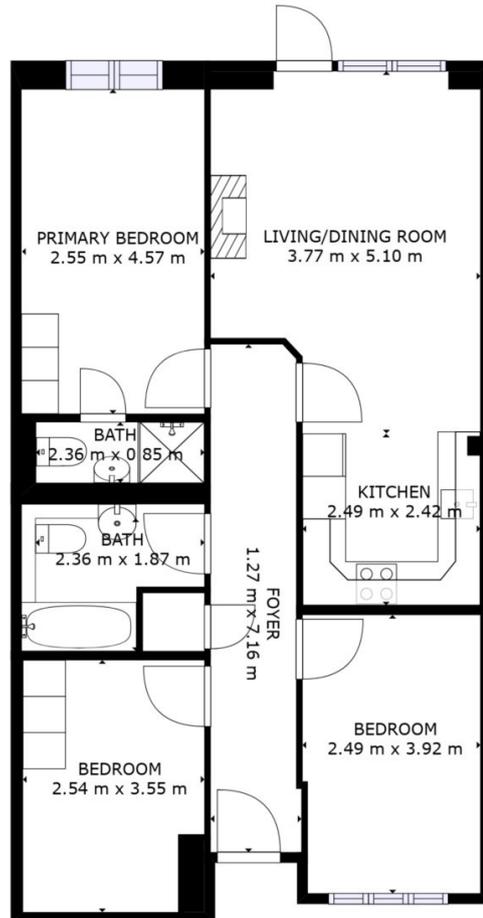
With hard wood floors and access to balcony

Balcony

Decked balcony with Southerly orientation.

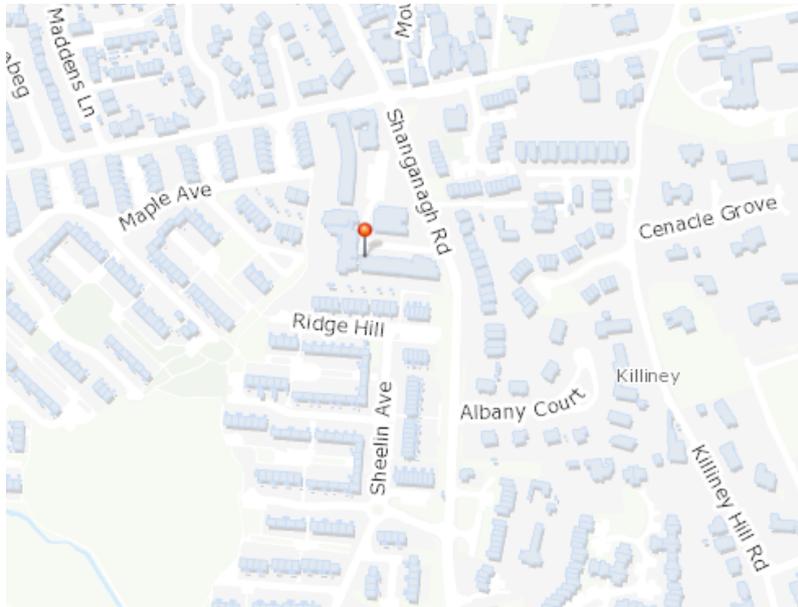
Kitchen

Galley kitchen with a range of fitted units and integrated appliances.



Not to scale. For identification only.

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Negotiator

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Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730