

169 Block A Grande Central, Rockbrook,  
Sandyford, Dublin 18

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)

BER **B1**



# For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this very fine south facing two double bedroom apartment located in the heart of Sandyford. Extending to a generous 70.8sq.m/ 762sq.ft and with the benefit of a large balcony running the full length of the apartment this property will greatly appeal to a variety of buyers. It has been owner occupied and well looked after since completion and offers the opportunity to acquire a turnkey residence close to all amenities. Due to the excellent aspect, there is a wonderful quality of light throughout which combines with the generous proportions to create superb living space enhanced by the owner's good taste. We note that as the property has been owner occupied no current rent cap applies to this property.

Upon entering the property, one is welcomed by a spacious hall leading to all the principal rooms of the apartment. A light filled living/dining area opens to the balcony through floor to ceiling windows allowing light to flood into the space while to the rear is a well-equipped kitchen with granite work tops. The main bedroom has built in wardrobes access to the balcony and a stylish ensuite. A second good size double bedroom has further generous wardrobe space while the accommodation is completed by a store/utility room which is plumbed for a washing machine and luxurious guest bathroom.

Outside a lovely south facing decked balcony runs the full length of the property with glass and steel balustrade. There is in addition a designated parking space.

Grande Central is well positioned in the heart of Sandyford Industrial Estate and is within walking distance of many amenities. It is adjacent to the Stillorgan LUAS stop, and the Air Coach passes every 15 minutes. The development is easily accessible to both Sandyford, Stillorgan and Foxrock Villages with their selection of retail and service outlets at Carrickmines Retail Park, Central Park, and also Dundrum Town Centre and village, with its choice of major retail stores, cinema, theatre and restaurants. A truly unique development, having all the amenities required for modern day living on the doorstep. Bars, restaurants, supermarkets, leisure centres, beauty salons and a cultural centre are located within the

development. The M50 and LUAS are on the doorstep and Sandyford and Stillorgan Business Park, Beacon Hospital and Hotel, Beacon Shopping Centre and Clayton Hotel are easily accessible.

## SPECIAL FEATURES

- » Spacious 2 double bedroom apartment
- » Extending to 70.8sq.m/ 762sq.ft
- » Owner occupied so no rent cap
- » Main bedroom ensuite
- » South facing aspect
- » Designated parking space
- » Large south facing balcony
- » Excellent location in the heart of Sandyford
- » Two minutes' walk to the Luas Stillorgan stop
- » Walking distance to a variety of shopping and restaurants.





# ACCOMMODATION

## HALL

Spacious hall, tiled floor, recessed lighting, smoke detector, fire alarm, intercom, alarm panel, ceiling light.

## UTILITY/STORE

2.1m x 1.24m (6'10" x 4'0")

Tiled floor, AEG Washing Machine, gas boiler, wooden shelving.

## LIVING/DINING AREA

5.43m x 3.46m (17'9" x 11'4")

Wooden floor, recessed lighting, TV Point, curtain pole, door to balcony,

## KITCHEN AREA

3.42m x 2.16m (11'2" x 7'1")

Tiled floor, built in wall and floor units, granite countertop, upstanding and splash back, integrated AEG Dishwasher, AEG extractor, AEG Oven, AEG Hob, AEG Microwave, AEG 70:30 fridge/freezer, under mounted sink, diffused lighting, ceiling light.

## BEDROOM 1

5.53m x 2.69m (18'1" x 8'9") (to include ensuite)

Carpet, ceiling light, curtain pole, built in wardrobe, door to balcony,

## ENSUITE

Tiled floor and walls, large shower with glass and chrome shower enclosure, shower mixer and rainfall shower head, wall mounted sink, wall mounted w.c., mirrored storage unit, recessed lighting, chrome heated towel rail.

## BEDROOM 2

3.85m x 2.69m (12'7" x 8'9")

Carpet, built in wardrobe, door to balcony, curtain pole, ceiling light.

## BATHROOM

2.77m x 1.90m (9'1" x 6'2")

Tiled floor, tiled walls, wall mounted sink, bath, rainfall shower head, bath/shower mixer, bath screen, shaving socket, wall mounted w.c., Mirrored storage unit, recessed lighting, defused lighting, chrome heated towel rail.



### BALCONY

9.07m x 1.32m (29'9" x 4'3")

Large south facing balcony, wooden decking, external lighting, steel, and glass balustrade.

### CAR PARKING:

Designated secure underground car space. Bicycle store available.

### MANAGEMENT COMPANY

Management Company: Rockbrook Grande Central Owners' Management Co Ltd  
Management Agent: Aramark

Service Charge: € 2,488.66 Per Annum

### BER DETAILS

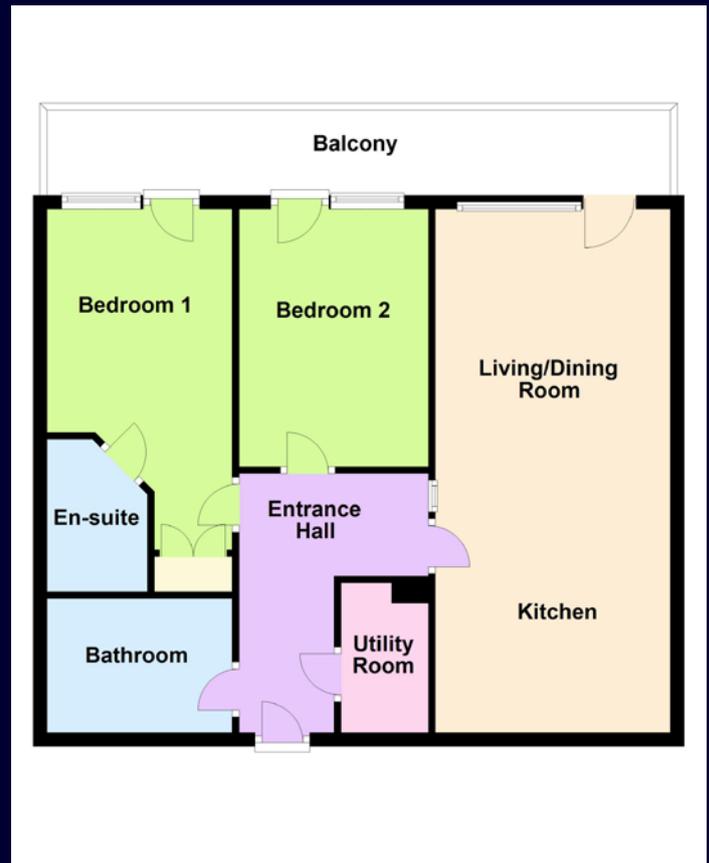
Rating: B1

BER No: 102217726

Energy Performance Rating: 86.39 kWh/m<sup>2</sup>/yr

### VIEWING

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



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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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