



102 The Forum

Ballymoss Road, Sandyford, Dublin 18, D18 E827

Morrison Estates



For Sale by Private Treaty

Apartment 102 offers an excellent opportunity to acquire a bright, modern and well-maintained one-bedroom apartment in one of South Dublin's most convenient and well-connected locations. Positioned on the first floor of The Forum building on Ballymoss Road, this attractive apartment benefits from an abundance of natural light and a practical, well-designed layout that makes the most of the available space.

The property is presented in excellent condition throughout and offers comfortable modern living within a secure and well-established development in the heart of Sandyford.

One of the standout features of this apartment is its exceptional location. The Stillorgan Luas Stop is located directly across the road, providing swift and easy access to Dublin City Centre, Dundrum Town Centre, Cherrywood and beyond. This makes the property particularly appealing for both owner-occupiers and investors seeking strong rental demand.

Sandyford Business District is one of Dublin's most important employment hubs and is home to numerous multinational companies and technology firms. Residents also benefit from a wide range of nearby amenities including cafés, restaurants, convenience stores, gyms and retail services.

The property is also within easy reach of Dundrum Town Centre, the M50 motorway, and a variety of bus routes, making travel throughout Dublin extremely convenient.

This attractive apartment will appeal to a variety of purchasers including first-time buyers, investors and professionals seeking a well-located city base with excellent transport connectivity.

Features Include:

- Bright, well proportioned accommodation c. 49.8 Sq. M (536 Sq. Ft)
- Very well presented 1 bedroom apartment presented in pristine condition
- Located on the first floor of The Forum development
- Approx. 1 minute walk to Stillorgan Luas Stop
- Prime Sandyford location in the heart of the business district
- Bright and well-proportioned accommodation

- Excellent transport links to Dublin City Centre
- Close to Dundrum Town Centre and the M50
- Strong rental demand in the area
- Ideal for first-time buyers or investors

Accommodation:

Reception Hallway: with timber flooring, recessed lighting, security intercom and glass panelled door to

Living Room/Dining Room: 5.44m x 3.72m, with timber flooring, tv point, sliding door to private balcony with open aspect overlooking internal courtyard

Kitchen: 2.46m x 2.41m, with range of built-in units and timber worktops, built-in oven, hob, stainless steel extractor fan, glass splashback, integrated fridge/freezer, dishwasher, stainless steel sink unit, tiled floor, recessed lighting

Bedroom: 3.65m x 3.04m, with range of mirror fronted built-in wardrobes, carpet flooring, sliding door to sun balcony

Bathroom: 2.35m x 1.91m, with bath fitted with shower over and glass screen, tiled walls and side panel, wc with concealed cistern and vanity wash hand basin, marble counter top and splashback, range of mirror fronted storage cabinets, recessed lighting, tiled floor

Balcony: 2.82m x 2.02m with a wooden floor area and storage unit which also holds the boiler system, and glass balcony safety panel and south facing outlook over courtyard area.

Designated Car Parking space

Service charge: € 2,690 per annum approximately

Contact: Sales Department

Viewing: By prior appointment





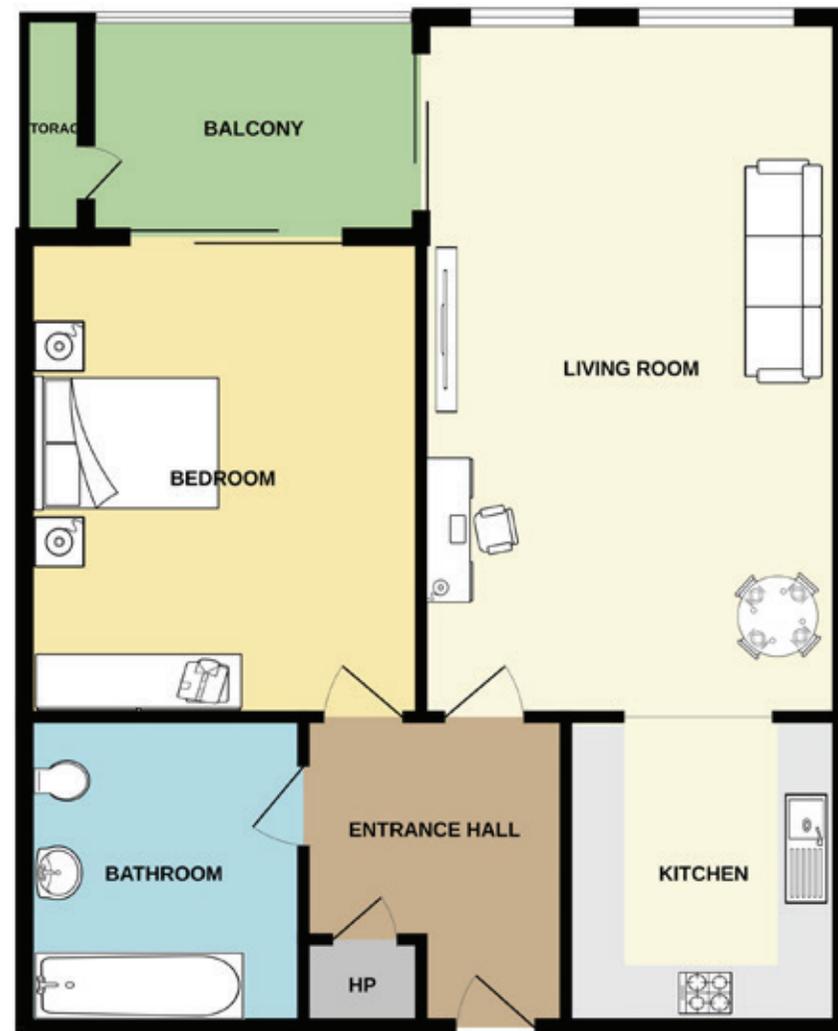
Viewing: By prior appointment

BER: B2

BER Number: 119220812

EPI: 120.24 kWh/m²/yr

BER B2



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Sandyford

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