



107 Grianan Fidh, Aikens Village,
Sandyford, Dublin 18

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie



For Sale by Private Treaty

Hunters Estate Agent is delighted to present 107 Grianan Fidh to the market. A bright and spacious 4 bed terraced property extending to c. 101 sqm / 1,087 sqft, located in a highly sought-after location, convenient to a host of amenities.

Accommodation briefly comprises of an entrance hallway, living room, kitchen / dining area, guest w.c. at ground floor level with 4 beds (2 ensuite) and a family bathroom laid out over two floors above.

The easily maintained rear garden is laid in lawn, bordered by mature trees and planting and enjoys a patio area and barna shed. There is one designated parking space.

The property is situated just off the Enniskerry Road in this popular development close to many local amenities in nearby villages of Sandyford and Stepside both of which offer several specialist shops and restaurants. Dundrum Town Centre and Carrickmines Retail Park are both very easily accessed.

The area is well serviced by public transport links including the LUAS (Glencairn – 15 minute walk) and several bus routes (including routes 44, 47 and 114) providing ease of access to the city centre. The M50 is only a short drive away and offers quick, easy access to the N11 and the surrounding area.

The location also enjoys various recreational amenities including several sports clubs close by and an assortment of outdoor pursuits including hill walking, mountain biking and horse riding. There are many schools within easy reach including an Educate Together and a Gaelscoile in Belarmine.

Viewing is highly recommended

SPECIAL FEATURES

- » Bright and spacious accommodation throughout
- » Extending to c. 101 sqm / 1,087 sqft
- » Extremely popular residential development.
- » Designated parking space (107)
- » Gas fired central heating.
- » Close to many local amenities.
- » Easy access to numerous transport facilities including Dublin Bus routes, LUAS and the M50.



ACCOMMODATION

ENTRANCE HALLWAY

3.24m x 1.15m (10'6" x 3'8")

Hardwood floors, alarm panel.

GUEST W.C.

1.84m x 1.36m (6' x 4'5")

Pedestal wash hand basin, w.c., tiled splash-back, fitted mirror and tiled floors.

LIVING ROOM

4.68m x 4.11m (15'5" x 13'5")

Hardwood floor, t.v. and telephone point, door to under-stairs storage with hanging space.

KITCHEN / DINING AREA

KITCHEN

3.02m x 2.85m (10' x 9'4")

Range of built in units, 1 and ½ bowl stainless steel sink unit, four ring hob with extractor fan over and oven under, integrated fridge freezer, dishwasher and washer dryer. Pantry with ample shelving and tiled floor.

DINING AREA

4.26m x 2.15m (14' x 7')

Hardwood floor, t.v. and telephone point, door to rear garden.

LANDING

1.92m x 4m (6'3" x 13'1")

Hotpress with water tank and shelving.

BEDROOM 1 / MASTER

3.10m x 3.57m (10' x 11'7")

Built-in wardrobes, door to balcony.

ENSUITE

1.68m x 1.5m (5'5" x 4'9")

Step-in tiled shower unit, w.c., pedestal wash hand basin with fitted mirror and light over. Tiled floor and part tiled walls, extractor fan.

BEDROOM 2

3.43m x 2.76m (11'2" x 9')

Built-in wardrobes.

BEDROOM 3 / OFFICE

2.26m x 1.87m (7'4" x 6'1")

Window overlooking front.

BATHROOM

2.07m x 1.71m (6'8" x 5'6")

Bath with shower attachment over, w.c., pedestal wash hand basin with fitted mirror and light over, tiled floor and part tiled walls.

STAIRCASE TO SECOND FLOOR

LANDING

1.5m x 1.81m (4'9" x 5'9")

BEDROOM 4

4.03m x 3.10m (13'2" x 10'1")

Range of built-in units and Velux windows.

ENSUITE

2.2m x 1.07m (7'2" x 3'5")

Step-in shower unit, w.c., pedestal wash hand basin with fitted mirror and light over, tiled floor and tiled walls.



OUTSIDE

Rear garden mainly laid in lawn, bordered by mature trees and planting with patio area and Barna shed.
Designated parking space (no: 107)

MANAGEMENT COMPANY

Cuala Property Management
First Floor Offices, 70 Upper Georges Street
Dunlaoghaire, Co Dublin
Tel: 01 280 1282

Current Service Charge: €352.48 per annum

BER DETAILS

BER Rating: B3
BER Number: 106398217
Energy Performance Indicator: 149.19 kWh/m²/yr

DIRECTIONS

Travelling from Dundrum along the Enniskerry Road, follow the road through Lambs Cross traffic lights. Take the first left into Aikens Village and continue along Village Road until Grianan Fidh is on the left hand side. Take the first right and continue to the end, turn left and right again. No. 107 is on the left hand side.

VIEWING

Strictly by prior arrangement with sole selling agent, Hunters Estate Agent, Foxrock.
Tel: 01 289 7840. Email: foxrock@huntersestateagent.ie



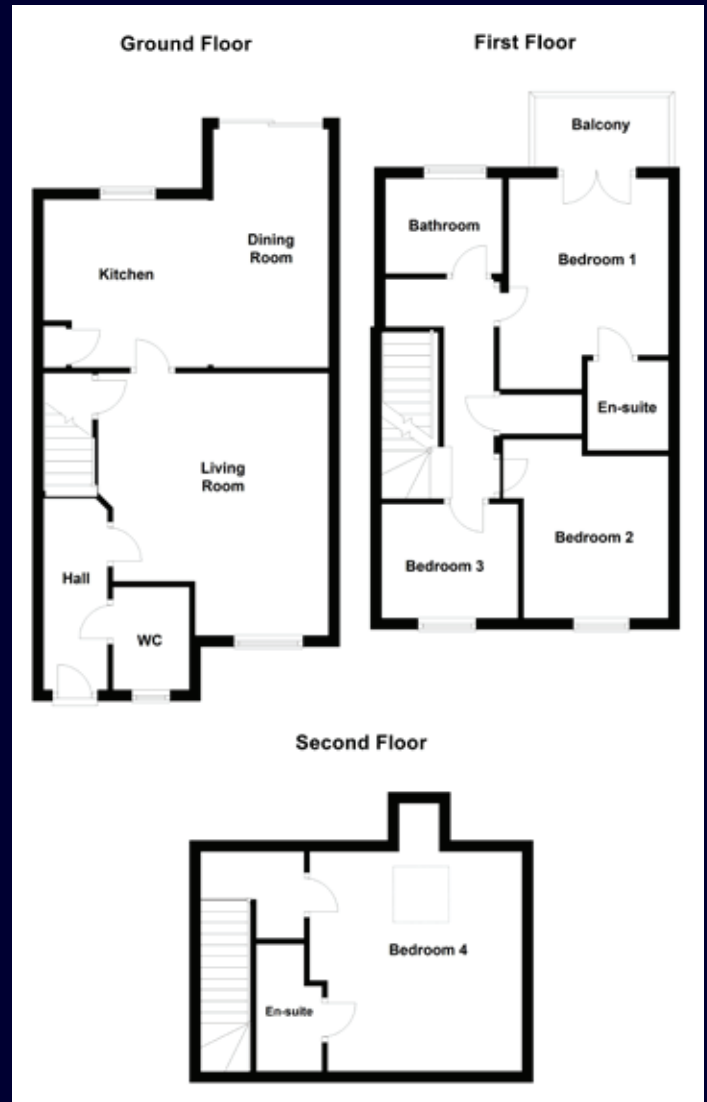
T 01 289 7840 E foxrock@huntersestateagent.ie W www.huntersestateagent.ie

2 Brighton Road, Foxrock, Dublin 18

Waterloo Exchange, Waterloo Road, Dublin 4

4 Castle Street, Dalkey, Co. Dublin

1 Saint Mary's Terrace, Grange Road, Dublin 14



No information, statement, description, quantity or measurement contained in any sales particulars or given orally or contained in any webpage, brochure, catalogue, email, letter, report, docket or hand out issued by or on behalf of Hunters Estate Agents or the vendor in respect of the property shall constitute a representation or a condition or a warranty on behalf of Hunters Estate Agents or the vendor. Any information, statement, description, quantity or measurement so given or contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor are for illustration purposes only and are not to be taken as matters of fact. Any mistake, omission, inaccuracy or mis-description given orally or contained in any sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor shall not give rise to any right of action, claim, entitlement or compensation against Hunters Estate Agents or the vendor. Intending purchasers must satisfy themselves by carrying out their own independent due diligence, inspections or otherwise as to the correctness of any and all of the information, statements, descriptions, quantity or measurements contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor. The services, systems and appliances shown have not been tested and no warranty is made or given by Hunters Estate Agents or the vendor as to their operability or efficiency. PSRA Licence no: 001631