



60 Radcliff Hall, St. John's Road, Sandymount, Dublin 4,  
D04HK13

Beirne  
& Wise



## For Sale By Private Treaty

No 60 Radcliff Hall is a stunning ground floor apartment (62sq.m/667sq.ft) which has been recently refurbished by its current owners and comes to market in superb condition. The bright, light filled interior has been completely upgraded to include oak floors, a stylish new bathroom and a contemporary kitchen. Both bedrooms are doubles and have clever built in storage. A particular feature of this apartment is that there is access to two sun terraces (front & back).

Located in the heart of Sandymount just minutes from the sea front and only walking distance from a range of local shops, cafes and restaurants. Transport options include the DART and various bus routes into the city centre which is also within walking distance.

### Special Features

- Ground Floor 2 Bed Apartment
- Prestigious Development
- Residents Car Parking
- Security Intercom
- Close to Dart
- Own Door Entrance
- Landscaped Grounds
- Gas Fired Central Heating
- Newly Refurbished
- Close to Seafront

### Accommodation

#### HALL

An attractive hall door with a stained glass porthole window opens to an entrance hall.

#### LIVING/DINING ROOM

4.92m x 4.49m

Bright light-filled reception room with oak floors. Two patio doors which open to the front west-facing sun terrace.

#### KITCHEN

3.34m x 2.12m

Stylish and contemporary white high gloss wall and floor cupboards. Integrated appliances include a dishwasher, oven and gas hob with overhead extractor fan, fridge/ freezer and washer/dryer. A large glass panel looks through to the inner hall.

#### BEDROOM 1

2.42m x 4.26m

Double bedroom with built in wardrobes and a patio door to the easterly sun terrace.

#### BEDROOM 2

2.40m x 4.26m

Double room with wall-to-wall bespoke shelving and a patio door which opens to the easterly sun terrace.

#### TERRACE

5.20m x 2.98m

The rear terrace enjoys good privacy and has a lovely aspect over tennis courts.







### BATHROOM

1.68m x 2.44m

Complete with W.C., stylish wash hand basin pedestal and a bath with shower fittings. This luxury bathroom has also been fitted with underfloor heating.

### OUTSIDE

Radcliff Hall is access via electronic gates and there is ample communal car parking available for residents. The landscaped grounds are beautifully maintained and this apartment has two cobble locked terraces for enjoying morning and evening sun.

### SERVICE CHARGE

€1,600 per annum.

### B E R

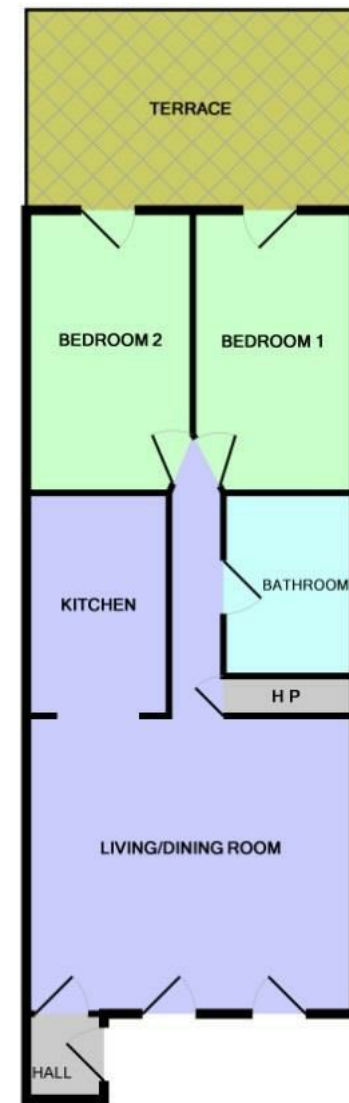
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Output. 245.33 kWh/m<sup>2</sup>/yr

**BER D1**







Beirne  
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