



## Apartment 17, Onyx, The Grange, Brewery Road, Stillorgan, County Dublin A94R279

85 sq.m. / 926 sq.ft

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## Apartment 17, Onyx, The Grange, Brewery Road, Stillorgan, County Dublin A94R279

Welcome to 17 Onyx!

DNG are delighted to bring to the market this beautifully presented two bedroom third floor apartment. The property is a perfect example of luxurious living boasting spacious living accommodation extending to approx. 85 sq.m. / 926 sq.ft. Upon entering this stunning property, one is greeted by a most welcoming hallway with two storage rooms. Accommodation comprises entrance hallway, large living / dining room with south west facing balcony off, kitchen, 2 large double bedrooms, the master of which is en suite. A family bathroom completes the accommodation of this beautiful apartment.

There is the added benefit of a south west facing balcony off the living room, the perfect place to sit out and enjoy the all day sun. There is one underground designated parking space with this property. All residents at The Grange enjoy the benefit of 24-hour concierge service.

Located on Brewery Road in Stillorgan, adjacent to numerous regular bus routes and a short stroll to the LUAS, this exclusive development is exceptionally well maintained and surrounded by green filled gardens for the enjoyment of the residents.

Its close proximity to Stillorgan offers many advantages. Stillorgan shopping centre is only minutes away offering everyday conveniences such as Tesco & Unicare Pharmacy. Donnybrook Fair offers some finer foods while Dunnes Stores & Fenelon Butchers are also very convenient. Also in Stillorgan Village are Bank of Ireland, AIB, PTSB, Ulster Bank & EBS along with numerous other everyday names.

The development itself is set amongst landscaped grounds. Vehicular access is from Brewery Road, however most would recognise the pedestrian and set down entrance on the Stillorgan Road. It comprises a number of well appointed blocks all set around a main thoroughfare and the aforementioned gardens. Each of the blocks can be accessed from ground level or through electronically controlled doors within the underground car park where lifts serve each of the floors.

Early viewing is recommended to appreciate what this wonderful apartment has to offer!

*The new owner will become a member of the Owners Management Company. The owner will have to pay an Annual Service charge, which may increase once warranties expire. The owner may have to pay into a sinking fund to cover future major maintenance and repairs to the common areas.*

### Accommodation

#### Entrance Hall:

With ceramic tiled floors, video intercom, alarm panel, recessed lighting, accommodation off and also with utility/ storage room and hot press.

#### Living / Dining Room: 6.21 x 4.26

Bright and airy room with door leading to a south west facing balcony area which benefits from all day sun. Floor to ceiling height window maximising sunlight throughout the room. Timber floors, Recessed lighting and TV point.

#### Kitchen 2.98 x 2.42

Fitted wall and floor units, integrated appliances with electrolux oven & microwave, fridge freezer, AEG hob & extractor fan, tiled floors and recessed lighting.

#### Master Bedroom: 3.36 x 3.45

Large double bedroom with built in wardrobes, recessed lighting and en suite off

#### En suite: 2.17 x 1.68

With w/c, wash hand basin, tiled floor, walk in shower with tiled surround and recessed lighting.

#### Bedroom 2 - 3.41 x 2.73

Large Double bedroom with built in wardrobes.

#### Bathroom 2.26 x 1.99

With w/c, wash hand basin, bath, shower, tiled floor, fitted units and recessed lighting.

#### Balcony:

Large sunny south west facing balcony off living area. The perfect place to sit out and enjoy the all day sun.

BER: B1

BER No.110772670

EPI: 96.4 kWh/m<sup>2</sup>/yr

### Features

- Beautifully presented two bedroom third floor apartment
- Perfect South West facing balcony
- Luxurious living accommodation extending to approx. 85 sq.m. / 926 sq.ft.
- Underground designated parking space
- Ample storage space in the apartment
- GFCH
- 24 Hour concierge service
- Adjacent to numerous regular bus routes
- Short stroll to the LUAS
- Extensive landscaped communal grounds
- Walking distance of Luas
- Annual Service Charge: €1,800 approx

View By Appointment

Asking Price: €475,000

