



16 Ridgford, Sandyford Road, Dundrum, Dublin 16. D16PX24

Beirne
& Wise

For Sale By Private Treaty

No 16 is a spacious ground floor, two bedroom apartment of approx. 60 sq. m. nicely positioned in this quiet gated development of just 36 apartments. Built in 1996, it enjoys all the benefits of living in the heart of Dundrum Village with a flourishing shopping area and a selection of restaurants, bars and local amenities. Yet surprisingly to some, residents are assured that this is a tranquil and peaceful enclave with well-maintained grounds and ample parking so in essence No 16 has much to offer, not forgetting the much acclaimed LUAS providing speedy access to the city and beyond.

This owner occupied apartment will appeal to both home owners and investors alike with bright and airy accommodation with high ceilings comprising; entrance hall, living/dining room, kitchen/breakfast room, two double bedrooms - one ensuite and with access to balcony and a bathroom completes the picture. Beyond the immediate amenities, there is easy access to the M50 nearby as is the leisure facilities of Overend/Airfield city farm, convenient to Stillorgan/Sandyford Business Park including the Beacon hospital, Leopardstown race course and a selection of parks with the Dublin hills within easy reach.

Features

- Spacious bright apartment of 60 sq. m. approx. (excl. balcony)
- Double glazed windows
- Intercom
- Excellent location
- South facing sheltered balcony approx.
- Two double bedrooms- one en-suite
- GFCH/ Alarm

Accommodation

HALL

With laminate flooring complimenting the timber panelled doors, access to;

HOT PRESS/ STORAGE

With HW cylinder, open shelving and plumbed for a washer/dryer.

LIVING/DINING ROOM

5.88 m x 3.26m max.

This is a spacious, light filled room with extra high coved ceiling with picture window, laminate flooring and an attractive stone surround/slate hearth fireplace is fitted with a coal effect gas fire which provides a focal point for this lovely room. Access to;

KITCHEN/BREAKFAST ROOM

3.37m x 2.91m max.

Door with glazed side panels connecting the two spaces with fitted kitchen with an array of floor and wall mounted units, with chequered tiled flooring with co-ordinating tiled splash back, built-in oven, with space for fridge. There is ample room for a breakfast table.





BEDROOM ONE

2.65m x 4.70m max.

A generous double room with sliding door to sheltered sunny balcony. There are built-in wardrobes and access to;

ENSUITE

With tiled flooring and partial wall tiling with w.c., pedestal w.h.b with mirror and vanity light, open shelving and shower cubicle with thermostatic shower valve and screen.

BEDROOM TWO

3.23m x 2.79m max.

A second spacious double room with laminate flooring picture window and built-in wardrobe similar to main bedroom.

BATHROOM

With tiled floor and partially tiled walls complete with suite comprising; bath with thermostatic shower attachment, w.c., w.h.b. with an overhead mirror and vanity light.

GROUNDS

This gated development has well-maintained perimeter landscaped gardens with well-trimmed hedges, specimen trees and a selection of shrubs. There is ample parking and a communal storage area.

MANAGEMENT COMPANY

Fortridge Management Ltd.

SERVICE CHARGE:

€2,979 approx. per annum (subject to review)

BER

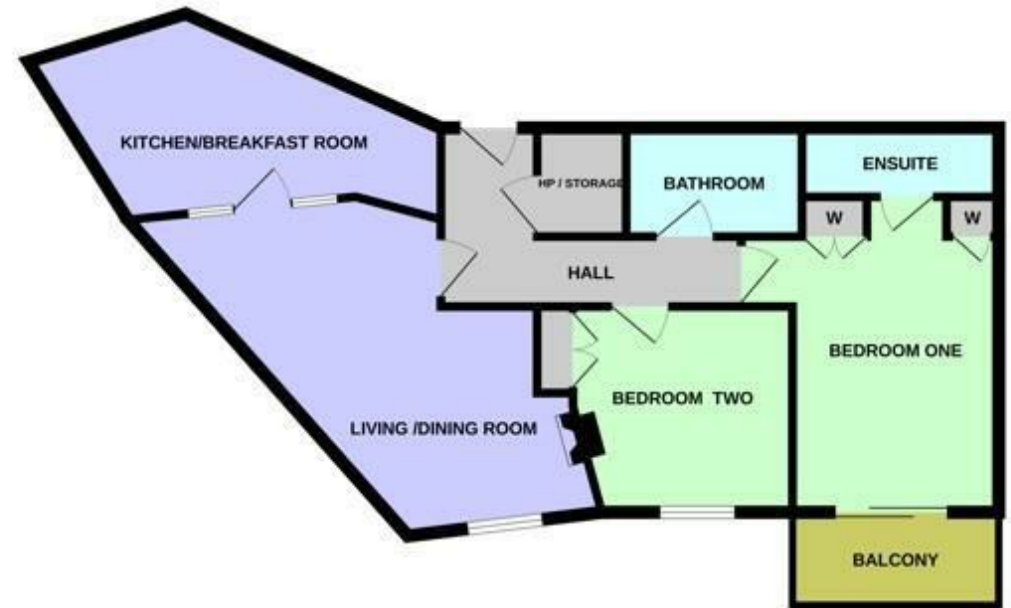
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Output: 294.38 kWh/m²/yr.





GROUND FLOOR



Beirne
& Wise

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