



50 Beechwood Court, Stillorgan, Co Dublin

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is delighted to present 50 Beechwood Court to the market. A bright and spacious superbly presented two bedroom ground floor apartment situated in this much sought after and convenient development. Accommodation briefly comprises of an entrance hallway, spacious living/dining room, extremely well appointed kitchen, two double bedrooms (one ensuite) and bathroom. There is a most appealing westerly facing decked patio overlooking the communal gardens. The property also has the added benefit of one designated car parking space.

The apartment is ideally located within this popular development close to an abundance of local amenities in nearby Foxrock, Stillorgan and Blackrock Villages including several shopping centres, specialist shops and eateries. UCD is also only a short drive away. The area benefits from excellent transport links including the N11, the QBC, the DART at Blackrock, the LUAS green line at Sandyford and the M50 allowing easy access to the city centre and the surrounding area.

Viewing is highly recommended

SPECIAL FEATURES

- » Bright and spacious accommodation throughout
- » Ground floor apartment
- » Highly convenient location
- » Westerly decked patio
- » Extremely well maintained communal gardens
- » Designated secure parking for one car
- » Fitted curtains and integrated kitchen appliances to be included in the sale
- » Extending to approximately 60sq.m/646sq.ft.



ACCOMMODATION

ENTRANCE HALLWAY

1.98m(6'4") x 1.34m(4'8")

Timber floor, video intercom system, phone point.

LIVING/DINING ROOM

6.49m(21'2") x 3.78m(12'3")

Raised gas fire, timber floor, wall lighting, t.v. point, door to front and archway to

KITCHEN

2.74m(8'10") x 2.61m(8'6")

Range of fitted units, polished marble worktop, splash-back, stainless steel sink unit, five ring gas hob, extractor fan over, oven, integrated fridge freezer, washer/dryer, dishwasher, understairs storage closet, timber floor.

LOBBY

2.18m(7'1") x 1.4m(4'5")

Laminate floor, recessed lighting.

BEDROOM 1

3.4m(11'1") x 3.1m(10'1")

Built-in wardrobes, laminate floor, phone and t.v. points, intercom handset, door to decked patio.

ENSUITE SHOWER ROOM

2.2m(7'2") x 1.31m(4'2")

Step-in tiled shower unit, w.c., wash hand basin with marble shelf, mirror and light over, extractor fan, tiled floor.

BEDROOM 2

3.4m(11'1") x 3.16m(10'3")

Built-in wardrobes, laminate floor, phone and t.v. points, door to decked patio.

BATHROOM

2.18m(7'1") x 1.7m(5'5")

Bath with shower over, w.c., wash hand basin with marble shelf, mirror and light over, extractor fan, partly tiled walls, tiled floor.

HOTPRESS

With immersion



OUTSIDE

There is a westerly facing paved patio extending to c. 6.45m (21'1") x 2.26m (7'4"). The property enjoys most appealing mature communal gardens and designated parking for one car.

MANAGEMENT COMPANY

Stillbeach Management Company Ltd.
Service Charge: approx. €984.00 per annum.

BER DETAILS

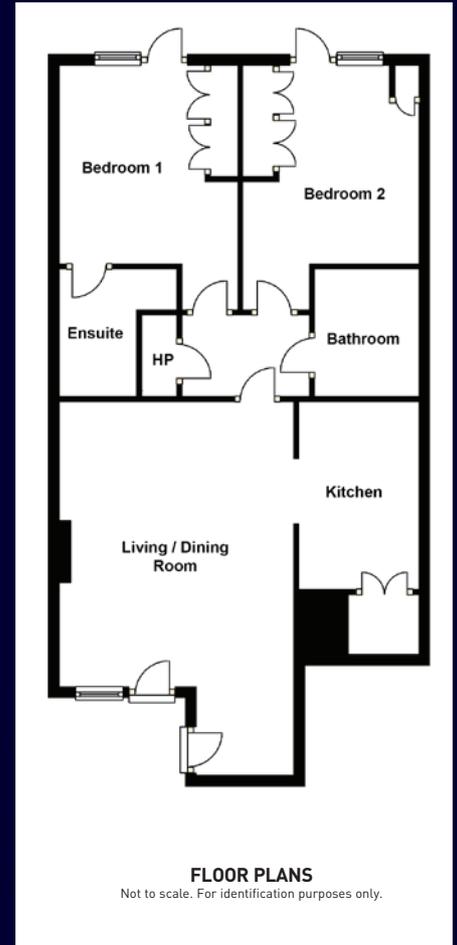
BER Rating: C2
BER Number: 107662777
Energy Performance Indicator: 178.83kWh/m2/yr

DIRECTIONS

Travelling southbound on the N11 from the city centre take a left turn at the junction with Brewery Road into Farmleigh and a right hand turn at the roundabout into the development. Follow the road round to the left and No. 50 is further down on the left hand side past the houses.

VIEWING

Strictly by prior appointment with sole selling agents, Hunters Estate Agent, Foxrock.
Ph: 01 289 7840 Email: info@huntersestateagent.ie



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