

FOR SALE BY PRIVATE TREATY

42 ADAIR

SANDYMOUNT AVENUE, DUBLIN 4 D04HH61

Asking Price

€400,000



**Tom
O'Higgins**
ESTATE AGENT

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2 Bed – 1 Bath

59sqm / 635sqft

ASKING PRICE €400,000

Adair is a charming development located adjacent to Ballsbridge and features meticulously maintained grounds offering residents a serene and picturesque setting just minutes from Dublin city centre. Car parking facilities are available, ensuring convenient access for residents and visitors. Moreover, there is a secure bike lockup for those who prefer cycling as a mode of transportation.

No. 42 is a first-floor apartment which comprises two generously sized double bedrooms, complete with fitted wardrobes with ample storage, bathroom and an open plan kitchen / living room overlooking the communal gardens. The windows are double glazed and the central heating is gas fired.

This is a highly sought-after location, known for its sophistication and vibrant atmosphere. Its proximity to Dublin city centre makes it an ideal choice for those seeking a bustling urban lifestyle or indeed those trading down from a larger property that want to be close to services. Excellent transport links, including bus and Dart services, are readily available, providing easy access to the city and beyond. Furthermore, the captivating beauty of the nearby beach at Sandymount offers residents the opportunity to enjoy coastal walks and a breath of fresh air whenever desired.

BER

C1

No. 107550923

174.95 kWh/m²/yr



ACCOMMODATION

Reception hall

Tiled flooring, intercom.

Living Room / Kitchen

Tiled flooring. Feature wall with panelling. Fitted kitchen with integrated appliances. Overlooking the communal gardens.

Bedroom (1)

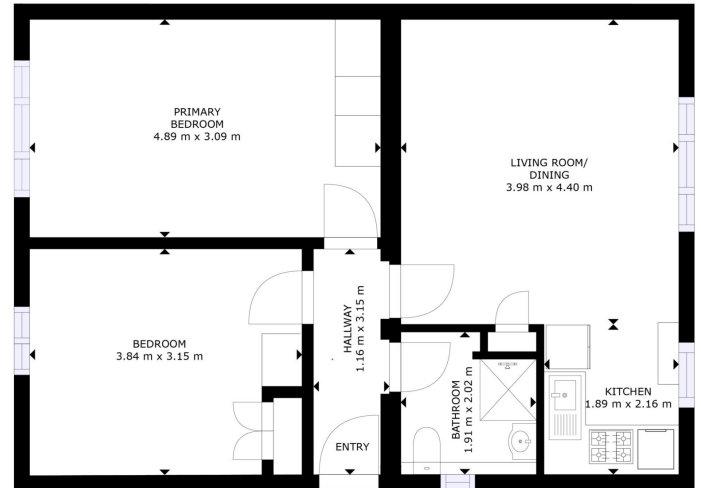
Spacious double room with carpet flooring and fitted wardrobes.

Bathroom

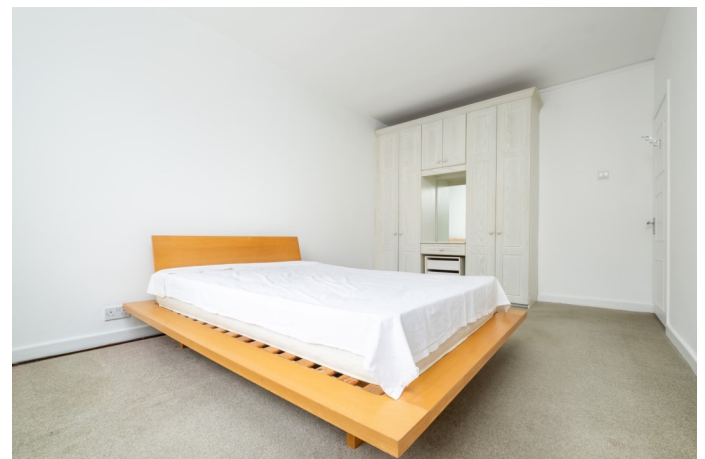
Tiled floor to ceiling. Electric shower, w.c., heated towel rail, w.h.b. with storage below and mirrored cabinet above.

Bedroom (2)

Double room with carpet flooring. Fitted wardrobe and vanity station.



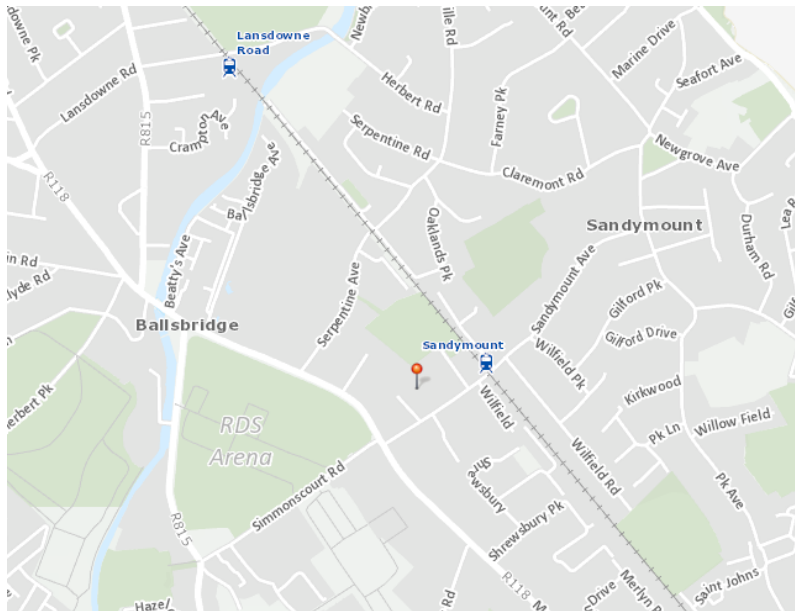
Not to scale. For identification only.



FEATURES

- Excellent location
- Gas fired central heating
- Residents parking
- Secure bicycle lock-up
- Beside Sandymount Dart Station
- Communal gardens
- Short stroll to Ballsbridge and Sandymount village
- Internal insulation
- Service charge approx. €1,700

42 ADAIR, SANDYMOUNT AVENUE



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Negotiator

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