

# For Sale



94 Bracken Hill, Simons Ridge, Sandyford, Dublin 18

€385,000

- 1076Sq.ft (100sq. m.)
- 3 Double bedrooms
- Designated parking
- 2 Balconies
- furniture can be included
- Security Intercom



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PSRA License Number. 004334





This is a very well presented three bedroomed apartment with a triple aspect (south, east and north) which enjoys a prime position on the second floor within this upmarket development which features extensive open green areas and towards the mountains and which benefits from a spacious modern interior designed layout which is well appointed and presented and benefits from a two private sun balconies and a designated car parking space as well as additional visitors parking.



This property is currently tenanted at a rent of €2000 per month and therefore may appeal to an investor, however it is also suitable for owner occupier.

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- Well proportioned accommodation c. 100 Sq. M ( 1,076 Sq. Ft.)
- Currently rented at a rate of €2000 per month which may be suitable for investor
- Current furniture pack can be included which may suit investor
- Light fittings and kitchen appliances namely oven, hob, extractor fan, fridge freezer, dishwasher, washer/dryer are included in the sale
- Superbly fitted kitchen including appliances
- Luxuriously appointed upgraded bathrooms with quality sanitary ware extensive tiling
- Two balconies with sunny aspect
- Gas Fired Central Heating
- Double glazed windows
- Wired for burglar alarm system
- Security Intercom
- Panoramic views over Dublin City from within the development
- Designated surface car parking space and communal guest parking
- Manicured, mature communal gardens and grounds
- Highly regarded, upmarket established residential location close to the M50, LUAS, Dundrum Town Centre and Sandyford Business Park

Approximate gross floor area  
100 Sq. M/1076 sq. ft



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Morrison Estates  
10 Sandyford Office Park  
Sandyford  
Dublin 18  
012937100  
[sales@morrisonestates.ie](mailto:sales@morrisonestates.ie)

**Contact: James Morrison 0872437101**

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