



155 Sandyford View, Sandyford, Dublin 18

 **HUNTERS**  
ESTATE AGENT

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BER>B1



# For Sale by Private Treaty

Hunters Estate Agent is delighted to introduce this large triple aspect first floor three-bedroom apartment to the market. Extending to a spacious 99sq.m/1,066sq.ft this fine property benefits from generous proportions throughout and a wonderful quality of light. The property is currently rented and would make an excellent turnkey investment but can also be sold with vacant possession should it be required by a new owner. Outside there are two spacious balconies one with a southwest aspect and one with a northwest aspect. The property is set in the popular Sandyford view development.

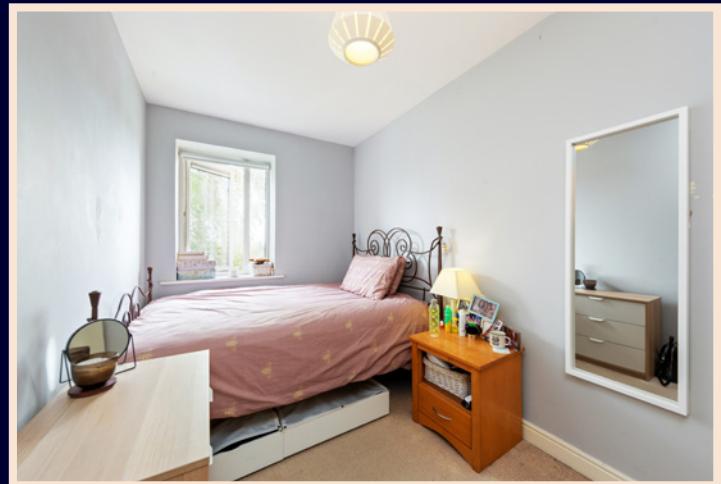
Upon entering the apartment, one is welcomed by a large hall leading to all the principal rooms of the property. To the left one finds a big kitchen/breakfast room with built in wall and floor units and integrated appliances. Next door the spacious living area has the benefit of a south facing aspect and southwest facing balcony. There are three generous double bedrooms all with built in storage with the main bedroom benefitting from a smart en-suite and the second from access to a further balcony. A well-equipped main bathroom, hot press and utility/store complete the accommodation.

Located close to Lambs Cross, Stepaside Village and Dundrum Town Centre with its excellent selection of eateries and specialist shops, the development itself has wonderful facilities including a Centra convenience store, pharmacy and take away to name but a few. There is a vast choice of sporting and recreational amenities in the area which includes Leopardstown Racecourse, Explorium, Marley Park, a selection of pitch and putt courses and driving range. There are excellent transport links also close by offering easy access to the M50, the N11, Sandyford Business Park and Beacon South Quarter. The LUAS stop at Kilmacud is approximately 20 minutes' walk away and a bus service connects to the LUAS at Sandyford. This property will appeal to both owner occupiers and investors.

## SPECIAL FEATURES

- » Large 3 double bedroom 1st floor apartment
- » Bright and well-proportioned accommodation
- » Extending to c.99sq.m /1,066sq.ft
- » Ensuite off main bedroom
- » Excellent floor to ceiling height
- » Designated parking space and visitor parking
- » Two spacious balconies
- » Gas fired central heating
- » Double glazed windows
- » Triple aspect
- » Good amenities within the development and
- » Excellent public transport (Dublin Bus/LUAS/M50/N11)
- » Current rent circa €24,000 p.a (gross return of 6.24 at asking)





# ACCOMMODATION

## HALL

Wooden floor, thermostat, ceiling light, intercom, fuse board, door to shelved hot press with insulated immersion tank.

## UTILITY CUPBOARD

1.00m x 0.80m (3'3" x 2'7")

Beko dryer, wooden floor, wooden shelving.

## LIVING AREA

5.21m x 3.85m (17'1" x 12'7")

Carpet, ceiling light, window blinds, recessed ceiling lights, door to balcony, t.v point.

## KITCHEN/ BREAKFAST ROOM

3.53m x 3.12m (11'6" x 10'2")

Tiled floor, tiled splash back, built in wall and floor units, ceiling light, four ring gas hob, Zanussi oven, Indesit washing machine, Neff slimline dishwasher, Indesit 50:50 fridge freezer, ceiling lights, extractor fan, pull out larder drawers, stainless steel sink and draining board, Logic Ideal gas boiler.

## BEDROOM 1

4.36m x 3.27m (14'3" x 10'8") (average)

Carpet, ceiling light, large built-in wardrobe, window blinds, t.v point.

## ENSUITE

1.70m x 2.17m (5'6" x 7'1")

Tiled floor, part tiled walls, glass and chrome shower enclosure, w.c, wall mounted sink, ceiling light, window blind, heated chrome towel rail, mirror.

## BEDROOM 2

4.81m x 2.71m (15'9" x 8'10")

Carpet, ceiling light, sliding door to balcony, built in wardrobe.

## BEDROOM 3

3.72m x 2.08m (12'2" x 6'9")

Carpet, ceiling light, window blind, built in wardrobe.

## BATHROOM

2.30m x 1.70m (7'6" x 5'6")

Tiled floor and part tiled walls, bath, bath screen, pedestal sink, heated chrome towel rail, mirror, ceiling light, w.c, extractor fan.



## OUTSIDE

### MAIN BALCONY

Generous balcony with south and west aspects with decking and steel balustrade.

### SECOND BALCONY

Further generous balcony with north and west aspects, steel balustrade and decking.

### CAR PARKING

One designated parking space No. 155.

### MANAGEMENT COMPANY

Service Charge: €1,953.40 Per Annum

### BER DETAILS

Rating: B1

BER No: 114385727

Energy Performance Rating: 87.65 kWh/m<sup>2</sup>/yr

### VIEWING

Strictly by appointment through Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie



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