

we'll take you home

vincent
FINNEGAN

For Sale by Private Treaty
€295,000

106 The Hazel, Grange Hall, Ballinteer, Dublin 16

Wonderful opportunity to acquire this superb spacious two bedroom ground floor apartment situated in this highly sought after development close to all necessary amenities. Positioned behind electric gates, the property is presented in excellent decorative order throughout having been significantly upgraded by its present house proud owner. It would appeal to a wide variety of purchasers including first time buyers, down sizers and investors seeking a lucrative investment opportunity.

Spacious accommodation which is both bright and well laid out briefly comprises, entrance hallway with excellent storage, living room / dining room, kitchen, two large double bedrooms (master en-suite) and main bathroom. There are two balconies (west & south facing) and the communal gardens outside are always maintained to a very high standard. There is also ample parking within the development.



TELEPHONE: 01 298 4695

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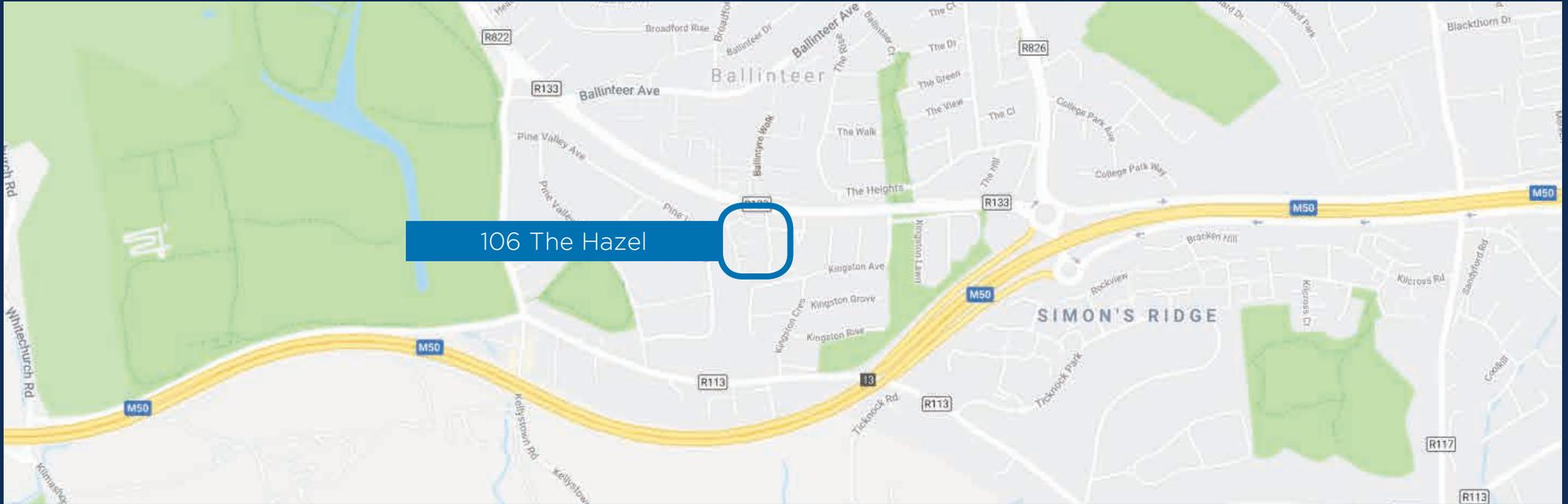
FEATURES

- LARGE TWO BEDROOM GROUND FLOOR APARTMENT • EXCELLENT DECORATIVE ORDER • ELECTRIC HEATING
- DOUBLE GLAZED WINDOWS • WIRED FOR ALARM • DUAL BALCONIES WITH SOUTH & WEST ORIENTATIONS
 - INTERCOM TO FRONT DOOR • SECURITY GATES TO FRONT OF DEVELOPMENT
- SPACIOUS ACCOMMODATION • WALKING DISTANCE OF MARLAY PARK, DUNDRUM TOWN CENTRE & LUAS
 - SUPERBLY MAINTAINED COMMUNAL GARDENS • MANAGEMENT FEE €1,800 P/A

DETAILS OF ACCOMMODATION

ENTRANCE HALLWAY:	Video intercom to front door and security gates, hot press with storage and solid walnut flooring.	BEDROOM 2:	(c. 4.5m x 3.5m) Large double bedroom with built in wardrobes and access to south facing balcony.
LIVING ROOM / DINING ROOM:	(c. 5.0m x 5.0m) Wonderful light filled reception with solid walnut flooring, double sliding doors to west facing balcony.	BATHROOM:	(c. 1.95m x 1.75m) Wc, whb, step in shower unit, tiled walls and solid walnut flooring.
KITCHEN:	(c. 4.2m x 2.1m) Superb modern kitchen with range of built in cupboards, solid wood breakfast bar, integrated “Zanussi” oven & “Whirlpool” hob, plumbed for dishwasher and washing machine, bowl and half stainless steel sink unit, solid walnut flooring.	OUTSIDE:	Well maintained communal gardens with ample parking facilities.
BEDROOM 1:	(c. 5.2m x 3.1m) Large double bedroom with built in wardrobes & access to south facing balcony.	NEGOTIATOR:	Colin Thomas m: 087 696 1118 e: colin.thomas@finnegan.ie
EN-SUITE:	(c. 2.0m x 1.9m) Wc, pedestal whb, bath, tiled walls and solid walnut flooring.		





106 The Hazel

The convenience of Grange Hall cannot be understated with the Ballinteer Shopping Centre, which boasts a variety of shops, as well as the Ballinteer House Pub and Restaurant situated within a short walk. Dundrum Town Centre is also close by with its myriad of shopping, restaurant and leisure choices. The magnificent Marlay Park is within a very short walk; providing the perfect location for an evening stroll or a weekend picnic with family and friends. Magnificent hill walks are on the doorstep with the Hellfire Club and Cruagh Wood nearby while The Castle, Edmondstown and Rathfarnham Golf Clubs are less than a few miles away. The M50 is two minutes away; providing easy access to most major national routes and Dublin International Airport (30 minutes approx).

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Dundrum,
Dublin 14.

8 Anglesea Buildings,
Upper Georges Street,
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