

FOR SALE BY PRIVATE TREATY

# BALLYGIHEN

SANDYCOVE ROAD, SANDYCOVE, CO. DUBLIN

Asking Price

€395,000



**Tom  
O'Higgins**  
ESTATE AGENT

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BALLYGIHEN, SANDYCOVE ROAD

1 Bed – 1 Bath

45sqm / 485sqft

ASKING PRICE €395,000

Ballygihen is a highly regarded, private, gated development with occupancy restricted to those over the age of 55, situated in the heart of Sandycove Village, with a host of services and amenities within easy reach including a selection of cafes and restaurants, quality local shopping, pubs, churches and excellent transport links with Bus and Dart close by.

The Ballygihen complex has a number of special features for the residents including secure parking, landscaped gardens, laundry facilities and a residents community room.

No. 11 is an own door, ground floor apartment extending to approx. 45sqm. The accommodation comprises a reception hall with storage press off, a bright double bedroom with floor to ceiling sliderobes, a bathroom, a kitchen and a good-sized living room overlooking the communal gardens with a door leading to the patio. The apartment also comes with the benefit of an external storage lock-up shed.

## FEATURES

- Private gated development.
- Occupancy restricted to those of 55 years and older.
- Ground floor apartment.
- Secure parking within the complex.
- Landscaped gardens.
- Residents' community room.
- External storage shed.
- Electric gates with fob and code access.
- Laundry room.
- Annual service charge €2,700.
- Bus Services right outside [7D, 59, 111].



# ACCOMMODATION

## Reception Hall

With intercom, hotpress and storage off.

## Bedroom

A bright double room with easterly orientation. Floor to ceiling built in sliderobe.

## Living Room

With access to the patio and landscaped gardens. Featuring an attractive surround marble fireplace.

## Kitchen

Fitted kitchen units, stainless steel sink, oven and electric hob.

## Bathroom

With w.c., w.h.b., and bath with overhead shower.



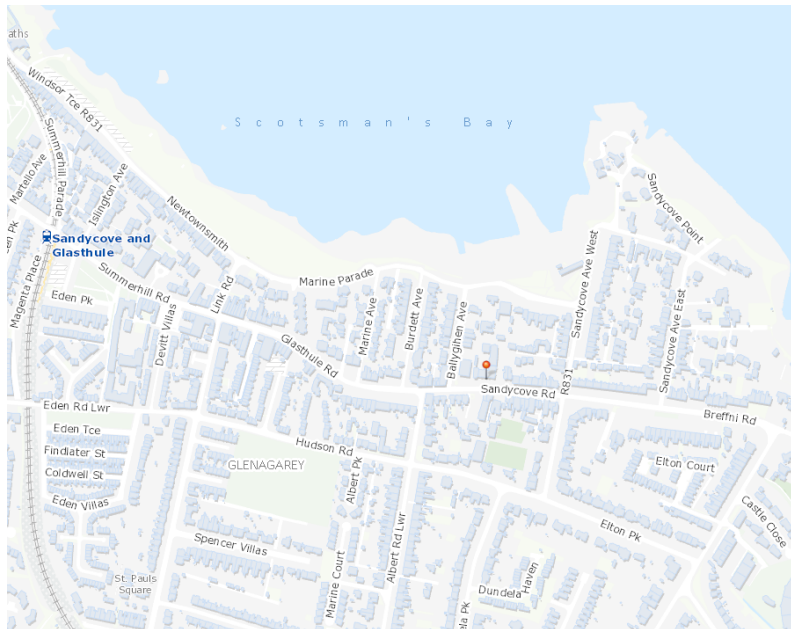
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## BER

E1 No: 102690930 328.1 kWh/m<sup>2</sup>/yr

**BALLYGIHEN, SANDYCOVE ROAD**



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Negotiator

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