



8 The Park, Clon Brugh, Aikens Village, Sandyford, Dublin 18



Morrison
ESTATE AGENTS



For Sale by Private Treaty

Morrison Estates are pleased to present this very well presented two bedroom apartment situated in a profile location setting with south westerly aspect to front with private terrace and open outlook over green area and car parking.

This very well located ground floor property is presented in walk in condition, and is finished internally to a modern high standard throughout. The accommodation includes entrance hall, open plan living area overlooking front aspect, separate modern kitchen with all built in appliances, two large double bedrooms, two bathrooms and separate storage off hallway. The ease of access to this apartment gives a lovely townhouse style feeling.

Aikens Village is a modern upmarket development superbly located off the Enniskerry Road, close to both Stepside and Sandyford villages as well as Dundrum Town Centre and Sandyford Business Region. The area has a wide range of retail and service outlets including Belarmine Plaza, Stepside Village and Dundrum Town Centre with its choice of major retail stores, cinema, theatre, restaurants and bars are also close by. There are also a range of south Dublin's best recreational facilities nearby sports clubs, a variety of golf, tennis and rugby clubs, golf driving range and extensive walkways. It also benefits from nearby pedestrian access to the LUAS at Glencairn which is a 10 minutes walk away. The area is also served by bus routes 114, 44B and 47 nearby, and the M50 is also in close proximity.

Features Include

- Bright, spacious accommodation c. 73.5 Sq. M, (791 Sq. Ft)
- Walk into condition- well presented, welcoming interior
- Gas Fired Central heating
- Walnut wooden flooring, curtains and built-in kitchen appliances Item included in sale namely oven, hob, extractor fan, dishwasher and washer / dryer
- Double Glazed windows
- Digital Burglar Alarm system
- Communal surface parking
- Choice location with sunny south westerly facing aspect
- Convenient to M50, LUAS, Sandyford Industrial Estate and Dundrum Town Centre



Accommodation

Reception Hallway: (6.2m x 1.2m) with walnut flooring, entrance door, digital burglar alarm system, door to

Living Room: (5.9m x 4.9m) with walnut flooring, glass block wall feature, floor to ceiling windows and sliding door to terrace area, tv point

Kitchen: (2.41m x 3.72m) with an extensive range of built-in presses and units, worktops, stainless steel sink unit, built-in oven, four ring hob, extractor fan, integrated fridge/ freezer, plumbed integrated washing machine, ceramic tiled floor, heating timer, window overlooking communal gardens and parking area

Bedroom 1 (Master): (3.2m x 3m) with built in wardrobes, picture window overlooking communal gardens, timber floor, tv point and door to

En- Suite Shower Room: (2.9m x 1.6m) with white suite comprising fully tiled step in shower, with glass door, w.c, w.h.b, ceramic tiled floor, extractor fan, window

Bedroom 2: (3.3m x 2.9m) with built-in wardrobes, timber flooring, picture window overlooking communal area

Bathroom: (2.45m x 2m) with white suite comprising bath with telephone shower over, w.c., w.h.b with tiled splash back and surround, part ceramic tiled walls, tiled floor, heated towel rail

Storage Press off hallway

Hotpress

Outside

Access to terrace area with a south westerly aspect outlook over green area and car parking area. Communal landscaped gardens with mature trees and flowering shrubbery. Bin Shed. Communal parking to front

Management Co: Cuala Property Management
Annual Service Charge: approx. €1,400.00 Per Annum

BER DETAILS C3 | No.110245735 | EPI: 219.74 kWh/m²/yr

Viewing: By prior appointment

Contact: James Morrison MIPAV TRV
T: 01 293 7100 **M:** 087 243 7101
Email: james@morrisonestates.ie





These particulars do not form any part of any contract and are given as guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessee shall be liable for any VAT arising on the transaction. PSRA License No. 002958



Morrison
ESTATE AGENTS

Sandyford | 10 Sandyford Office Park | Sandyford | Dublin 18 T: 01 293 7100
 City | 77 Sir John Rogersons Quay | Dublin 2 T: 01 649 9012
 Email: info@morrisonstates.ie Web: www.morrisonstates.ie

Thinking of Selling? Contact us to
 arrange a complimentary letting
 appraisal of your property.