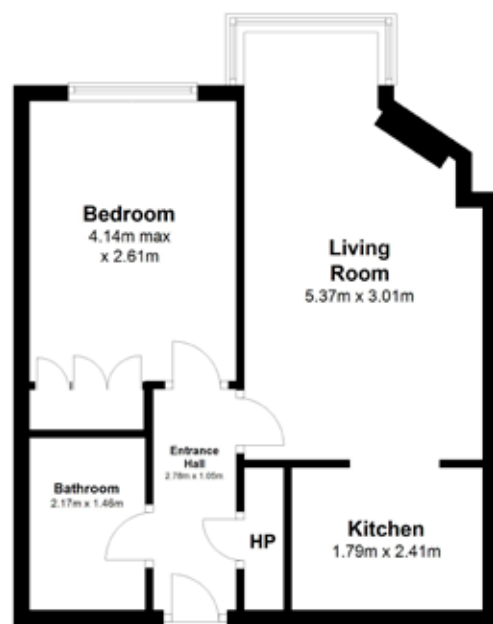




Floor Plan



**BENNETTS**

Est. 1966

Auctioneers • Valuers • Estate Agents

20 Sandymount Green • Dublin 4

[www.bennettsauctioneers.ie](http://www.bennettsauctioneers.ie) • [info@bennettsauctioneers.ie](mailto:info@bennettsauctioneers.ie)

Tel: 01 260 2520 • Fax: 01 260 2339

Viewing is strictly by appointment through the above Company as Sole Agents.

Managing Director: Marc McGrath BSc MSCSI MRICS

Directors: Nigel A Bennett MSCSI Jonathan Bennett B.Comm FCA

Arthur F Bennett & Company Limited Registered in Dublin Ireland Number 23598

PSRA No. 002091

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**44 WINDERMERE, GILFORD ROAD, SANDYMOUNT, DUBLIN 4**

- One bedroom apartment in this superb development
- Double glazed throughout
- Secure residential parking

- Ready to walk in condition
- Convenient location close to Sandymount Village
- Lift to all floors

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**FOR SALE**

BY PRIVATE TREATY

**01 260 2520**  
[info@bennettsauctioneers.ie](mailto:info@bennettsauctioneers.ie)



## DESCRIPTION

A superb one bedroom second floor apartment located in this attractive and much sought after development. The apartment, which benefits from plenty of natural light, is in excellent order. Features of the property include double glazing, security gates, lift, bay window and ample off street car parking.

## LOCATION

Ideally situated on Gilford Road adjacent to the centre of Sandymount Village, with its shops, schools, restaurants, cafes, Dart and Strand. Within a short distance of IFSC, East Link Bridge and city centre. Viewing highly recommended.

## CONTACT

For further information or viewing arrangements contact: Marc McGrath - Tel: 01 2602520 or Email: marc@bennettsauctioneers.ie



## ACCOMMODATION

**Entrance hall:** 2.78m x 1.05m with storage press/ hot press, alarm panel

**Living/Dining Room:** 5.37m x 3.01m feature fireplace with electric fire, bay window, telephone and t.v points

**Kitchen:** 1.79m x 2.41m range of eye & floor level units, part tiled walls, tiled floor, oven, hob & extractor hood, plumbed for washing/dryer machine

**Bedroom:** 4.14m x 2.61m with fitted wardrobes, telephone point

**Bathroom:** 2.17m x 1.46m suite of w.c, w.h.b & bath with electric shower, tiled walls, tiled floor

**Total floor area c. 41 sq. m.**

## Exterior

Private courtyard with security gate entrance, bicycle shed, bin shed, private storage shed and ample parking



**Price: €295,000**

## BER DETAILS

**BER F**

BER No 111123600

Energy Performance Indicator: 398.34 kWh/m<sup>2</sup>/yr

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