



FOR SALE by Private Treaty

30 Coral, The Grange, Brewery Road, Blackrock, Co. Dublin, A94 DD40



Description

Colliers International is delighted to present this superb fourth floor two bedroom apartment extending to 72 sq m / 774 sq ft, in this exclusive development. The Grange has been nominated 'Development of the Year' in 2006 and 2008. It offers contemporary style and convenience in a setting that is second to none.

No. 30 Coral is a meticulously maintained apartment with a very peaceful southerly aspect, situated in landscaped grounds within mature woodland setting with access to all the amenities of Blackrock, Stillorgan and Foxrock, with Dundrum Town Centre also within easy reach. The light filled spacious interior accommodation briefly comprises a large living / dining area with access to a balcony, kitchen, utility room, master bedroom with en-suite, second bedroom and main bathroom.

No. 30 Coral also benefits from secure designated car parking space. All residents at The Grange enjoy the benefit of 24 hour concierge service. No expense has been spared in this stunning apartment, with beautiful porcelain floor tiling to the entrance hall, a custom design quality kitchen incorporating a quartz stone worktop, high spec white sanitary ware in the main and en-suite bathrooms, and an efficient gas-fired under floor heating system which is thermostatically controlled.

The Grange is close to excellent shopping and leisure facilities and excellent transport links, with the Luas, M50 and N11 close at hand. There are several excellent junior and senior schools nearby alongside UCD.



SPECIAL FEATURES

- Super 2 bed fourth floor apartment extending to c. 72 sq m / 774 sq ft
- Full time 24 hour concierge service
- Porcelain floor tiling to entrance hall
- Custom-design quality kitchen
- High spec white sanitary-ware in main bathroom and en-suite
- Gas fired under floor heating system thermostatically controlled
- Double glazed throughout
- Low voltage halogen recessed down lighting
- Designated car parking space (space no. 214)
- Direct line to the on-site concierge office
- Burglar alarm
- Entry video phone system connected to main entrance foyer door



BER number: 105867337
Energy performance rating: 134.40
kWh/m²/yr

Accommodation

ENTRANCE HALL - 3.30m x 3.21m

Bright and spacious entrance hall with recessed lighting. Polished floor tiling and separate storage area. Separate utility room incorporating Tricity Bendix washer dryer. Separate hot-press and cloaks cupboard.

RECEPTION ROOM - 5.48m x 3.47m

Floor to ceiling picture windows. Walnut timber flooring and 2.4m high ceiling with recessed lighting. Door to private balcony enjoying a sunny southerly orientation overlooking landscaped gardens.

KITCHEN - 2.47m x 2.76m

Custom-design quality kitchen with a superb range of a fitted units incorporating a quartz stone worktop and splash-back and stainless steel sink unit. Quality appliances, including an integrated fridge/freezer and dishwasher, built-in AEG oven, microwave, 5 ring gas hob and extractor fan. Recessed lighting and tiled flooring.

MASTER BEDROOM - 4.51m x 3.22m

Bespoke fitted floor to ceiling wardrobes with ample hanging and drawer space. Carpet and recessed lighting.



ENSUITE - 2.16m x 1.71m

High spec white sanitary ware with glass screen. Wall mounted w.c., with concealed cistern. Freestanding ceramic wash hand basin sitting on engineered quartz stone shelf. Fitted shelving/storage in Wenge timber finish above concealed cistern mirrored wall. Ceramic floor and wall tiling throughout.

MAIN BATHROOM - 2.04m x 2.28m

High spec white sanitary ware comprising steel enamel bath with wall mounted taps with upper and lower showerheads, diverter and glass screen. Wall mounted WC with concealed cistern. Freestanding ceramic wash hand basin sitting on engineered quartz stone shelf. Fitted shelving/storage in Wenge timber finish above concealed cistern mirrored wall. Ceramic floor and wall tiling throughout.

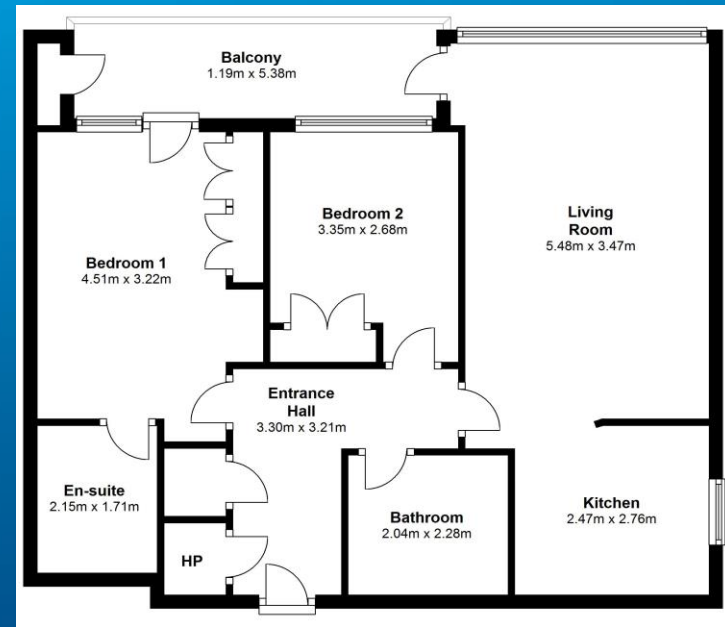
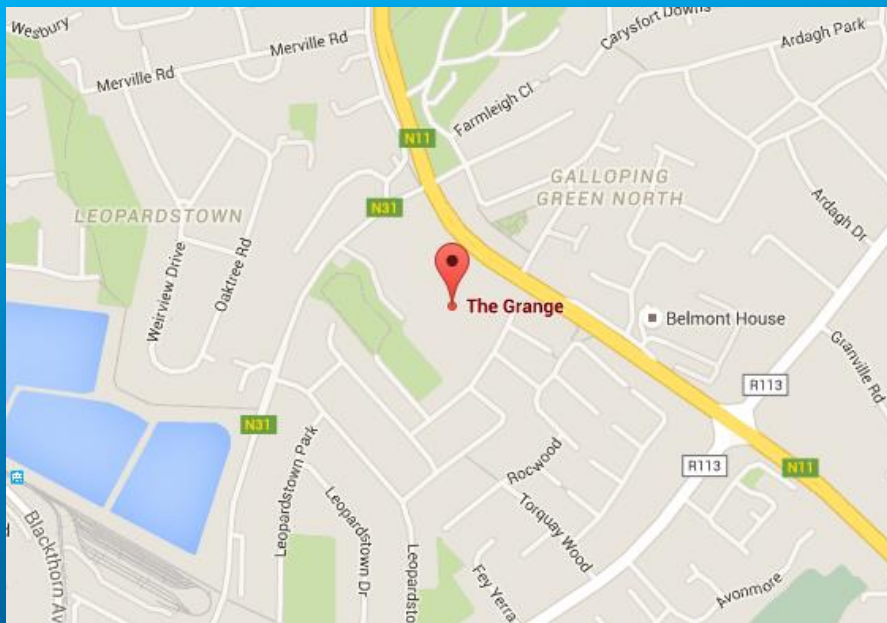
BALCONY

Private south facing balcony. Individual gas boiler unit situated within full height timber clad storage unit located externally on balcony.

OUTSIDE

The external communal areas are very well managed and maintained to an exceptionally high standard. The generous south facing balcony overlooks the landscaped gardens laid out in lawn with mature shrubs trees and flowering plants





DIRECTIONS

Travelling south bound on the N11 from the city centre take a right turn on to Brewery Road. The Grange development is located on the left hand side.

VIEWING

When viewing the property please park at the set down area at the water feature on the N11. There is no access permitted at the Brewery Road entrance this is for residents only.

VIEWING

By prior appointment through the sole selling agents

Colliers International

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MANAGEMENT COMPANY

The Grange Lifestyle Services Limited

Service Charge: €1,719.00



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