



80 Sandyford View, Blackglan Road, Sandyford, Dublin 18 D18AE61



Morrison
ESTATE AGENTS



FOR SALE BY PRIVATE TREATY

Sandyford View is a modern apartment complex of one, two and three bedroom apartments and family houses set in one of South Dublin's nicest locations just off the Blackglen Road in Sandyford, Dublin 18.

This fine three bed apartment is presented in walk in condition and combines great location along with modern design and is complimented by two feature sun balconies, one off the living area and the other off the bedroom.

The property is accessed by main entrance door to block where you are greeted with a bright spacious entrance hall area. The apartment accommodation further comprises internal hall, large bright open plan living area opening to wraparound sun balcony with south facing aspect, modern kitchen with all built in appliances, and dining area, three double bedrooms with master ensuite and main bathroom, and separate storage area off hallway. The bedroom to rear also has feature balcony access with great open outlook.



Sandyford View, built by Park Developments is one of Dublin's most sought after developments in the thriving Sandyford and general southside region, combining quality and location close to all amenities in the Blackglen shopping centre. This development is within a short driving distance of Sandyford Business Region and Dundrum, with a host of amenities including bars, cafes, restaurants and two shopping centers. Marley Park is also on the doorstep, as is the M50 and bus link service to the LUAS.

Schools in the area include St Mary's National School, Holy Trinity National School, Rosemont High School, Stepside Educate Together, St Patricks National School, Gealscoil Taobh Na Coille, Queen of Angels among many more.

FEATURES INCLUDE

- Bright Spacious accommodation (c. 91 Sq.M / 980 Sq.Ft)
- Modern Triple Aspect 3 Bedroom Apartment in private upmarket location
- Could be ideal for owner occupier or investor
- Excellent location beside Blackglen village centre
- Double glazed windows
- Two large balconies
- Good internal storage area
- Designated secure parking
- Security alarm and intercom system
- Excellent transport links including 114 Bus nearby, linking to LUAS



ACCOMMODATION

- Entrance Hall** (5.7m x 1.5m) Main entrance hall with security intercom, recessed lighting, semi solid wood flooring.
- Living Room** (5.3m x 3.67m) Open plan to large window and door to balcony with south facing aspect, recessed lighting, and a continuation of the semi solid timber flooring
- Kitchen dining area** (4.23m x 3.1m) Fitted kitchen featuring a range of fitted presses and cupboards with worktops over & tiled splash-backs, stainless steel sink, hob and oven, extractor fan, fridge/freezer, dishwasher and washing machine. Open plan dining area space.
- Master Bedroom** (3.67m x 3.2m) Double room with built in wardrobes, feature wall to wall floor to ceiling window feature with door to ensuite bathroom, recessed lighting.
- Ensuite** (1.99m x 1.66m) With tiled floor and walls, W.C, wash basin, recessed lighting, step in shower and heated chrome towel rail.
- Bedroom 2** (4.83m x 2.47m) Double bedroom with door to second feature balcony, recessed lighting, built in wardrobes.
- Bedroom 3** (3.8m x 2.2m) Bedroom with fitted wardrobe, recessed lighting, window aspect.
- Main Bathroom:** (2.28mm x 1.71m) With tiled floor, tiled walls, bath with shower feature, wash basin and W.C with recessed cistern.

MANAGEMENT COMPANY Keenan Property Management

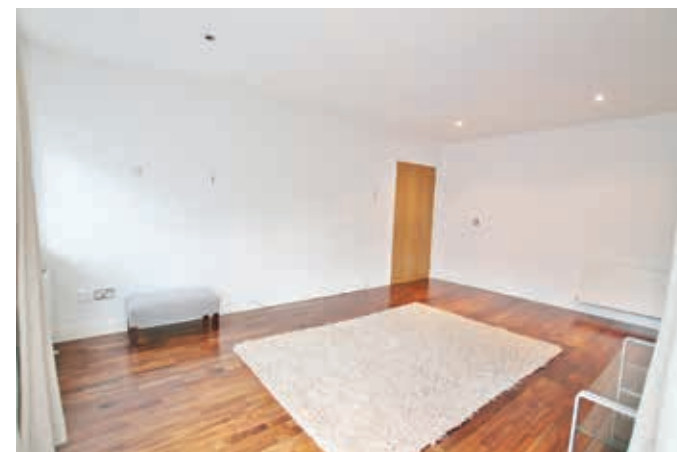
SERVICE CHARGE €2,000.00 per annum

BER DETAILS
BER B2
BER No. 107487027
EPI: 120.53 kWh/m²/yr

ANNUAL SERVICE CHARGE €300

VIEWING: BY PRIOR APPOINTMENT

Contact: Sales Department: 01 293 7100
Email: sandyford@morrisonstates.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



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 sales appraisal of your property.