



## Three Bedroom Apartment

### No. 153 Bracken Hill

Sandyford, Dublin 18, D18 CP28.



3



2



103 Sq.M



(01) 490 3201



[www.jpmdoyle.ie](http://www.jpmdoyle.ie)

**For Sale by Private Treaty**

**DESCRIPTION & LOCATION:**

J.P. & M. Doyle are delighted to offer No. 153 Bracken Hill to the market, a spacious three bedroom apartment on the second floor of this prestigious development. The property benefits from having designated car parking, visitor parking and two private balconies, one of which is south facing. Located at the foothills of the Dublin Mountains, Bracken Hill is situated right beside Blackglan Village with a restaurant, shop, creche facility, physio, pharmacy and a medical centre. The property is situated a short drive from Sandyford, Leopardstown & Dundrum. with close proximity to many local amenities that include Leopardstown Race Course, Golf Clubs, and Dundrum Town Centre. Transport links are well catered for including bus routes 114 to Blackrock village centre, Kilmacud and Glencairn Luas stations along with the ease of access to the M50. There are many local schools in the area such as, Gaelscoil Thaobh Na Coille, St. Mary`s National School, Sliabh Rua, St. Patrick`s National School and Rosemont Secondary School.

This property is spacious with a floor area of C. 103.4 sq m/ 1,135 Sq. Ft. The accommodation consists of a large entrance hall which leads to bright generous sized living/breakfast room with a private balcony overlooking Dublin city. The kitchen is located off the living room with a fully fitted kitchenette. The guest bathroom is fully tiled with a W.C., W.H.B., and Bath/shower. There are three bedrooms, all fitted with wardrobes and a garden view. The master bedroom has an ensuite and a private balcony. The property is ideal for a first time buyer or someone looking to downsize.



## **ACCOMMODATION:**

<b>Entrance Hallway</b>	1.48m (4'10") x 4.05m (13'3") 6.83m (22'5") x 2.23m (7'4")	
<b>Bathroom</b>	1.72m (5'8") x 2.04m (6'8")	W.C., W.H.B., Bath/Shower, Fully Tiled
<b>Bedroom 1</b>	3.02m (9'11") x 4.32m (14'2")	Fitted Wardrobes
<b>Living Room/ Breakfast Room</b>	5.93m (19'5") x 4.33m (14'2")	
<b>Kitchen</b>	2.81m (9'3") x 4.12m (13'6")	
<b>Balcony</b>	1.52m (5'0") x 5.09m (16'8")	



## **ACCOMMODATION:**

### **Hot Press**

0.97m (3'2") x 1.37m (4'6")

### **Bedroom 2**

3.34m (10'11") x 5.05m (16'7")

Fitted Wardrobes

### **Ensuite**

1.35m (4'5") x 2.47m (8'1")

W.C., W.H.B., Shower,  
Fully Tiled

### **Balcony**

5.22m (17'2") x 1.44m (4'9")

### **Closet**

1.11m (3'8") x 1.27m (4'2")

### **Bedroom 3**

3.78m (12'5") x 2.13m (7'0")





153 BRACKEN HILL, SANDYFORD, DUBLIN 18





<b>VIEWING:</b>	BY APPOINTMENT ONLY
<b>BER:</b>	B1 (116086414)
<b>PRICE REGION:</b>	€375,000
<b>MANAGEMENT FEE:</b>	Approx €2,318 per annum Anderson Property Management



JP&M  
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Established. 1952

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