

FOR SALE BY PRIVATE TREATY

2 BALLYGIHEN

SANDYCOVE ROAD, SANDYCOVE, CO. DUBLIN A96 WR82

Asking Price

€395,000



**Tom
O'Higgins**
ESTATE AGENT

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1 Bed, duplex apartment 65sqm / 700sqft

ASKING PRICE €395,000

Ballygihen is a highly regarded, private, gated development with occupancy restricted to those over the age of 55, situated in the heart of Sandycove Village, with a host of services and amenities within easy reach including a selection of cafes and restaurants, quality local shopping, pubs, churches, Sandycove Beach and the Forty Foot as well as excellent transport links with Bus and Dart close by.

The Ballygihen complex has a number of special features for the residents including secure parking, landscaped gardens, laundry facilities and a residents community room.

No. 2 is a spacious own-door duplex extending to approximately 65 sqm, with accommodation arranged over the first-floor and dormer levels. A flight of stairs leads from the entrance to the first-floor landing, with cloakroom and hot press off. The kitchen is positioned to the rear, overlooking the communal gardens and enjoying a sea view, while the bathroom has a shower, WC and WHB. To the front is a bright, spacious living room with a sunny southerly orientation. Upstairs, the double bedroom benefits from a bright aspect, fitted storage and a W.c.

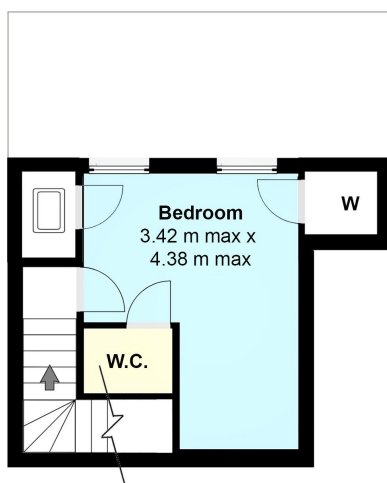
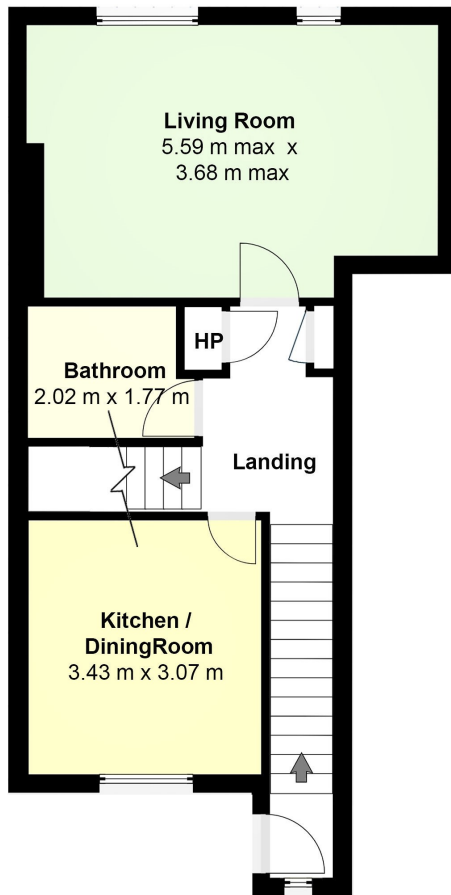
FEATURES

- Spacious duplex apartment
- Private gated development
- Occupancy restricted to those of 55 years and older
- Dedicated secure parking
- Landscaped gardens
- Residents' community room
- External storage shed
- Electric gates with fob and code access.
- Laundry room.
- Monitored alarm system.
- Bus Services right outside [7D, 59, 111] & Sandycove/Glasthule Dart Station close by.



2 BALLYGIHEN, SANDYCOVE ROAD

ACCOMMODATION



Not to scale. For identification only.

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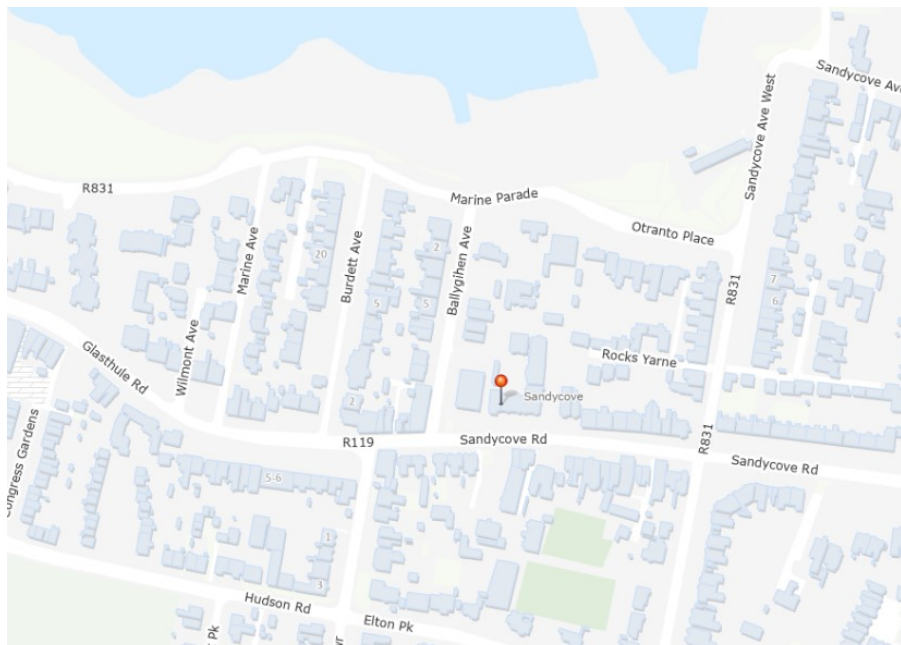
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EPI: 189.89kWh/m²/yr



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ESTATE AGENT

Negotiator

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Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730