

FOR SALE BY PRIVATE TREATY

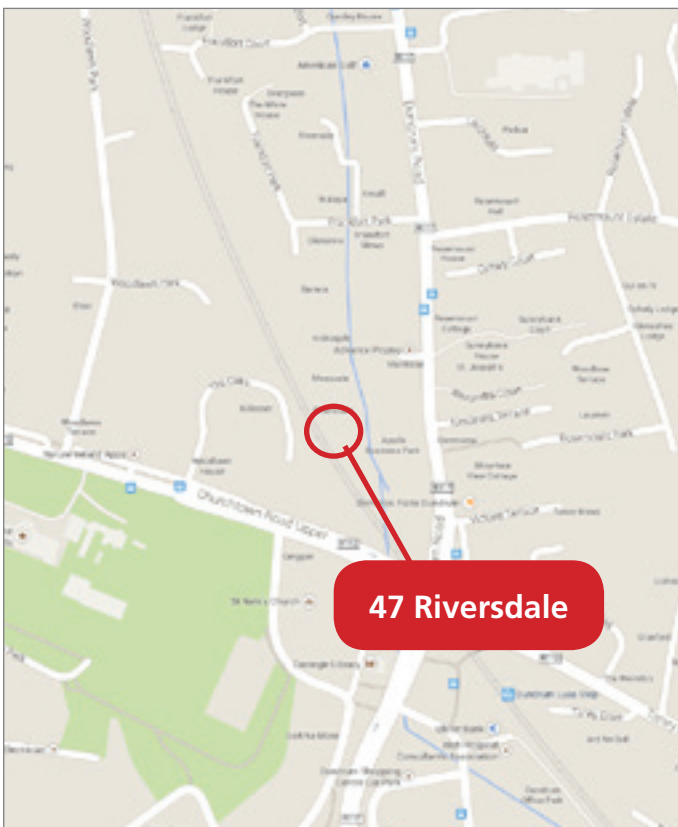


**47 RIVERSDALE,
DUNDRUM,
DUBLIN 14.**

DESCRIPTION

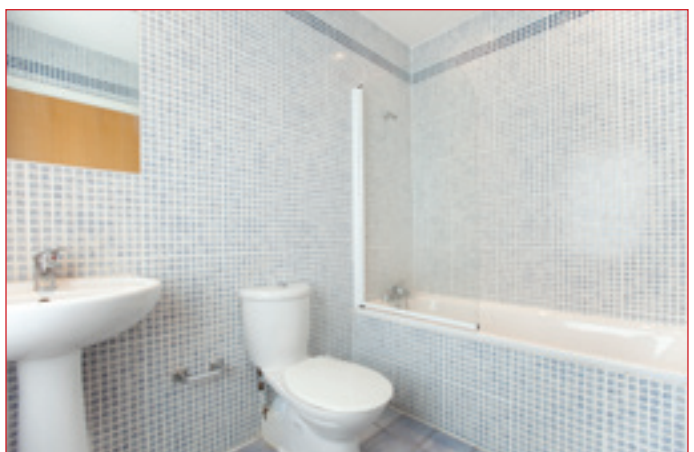
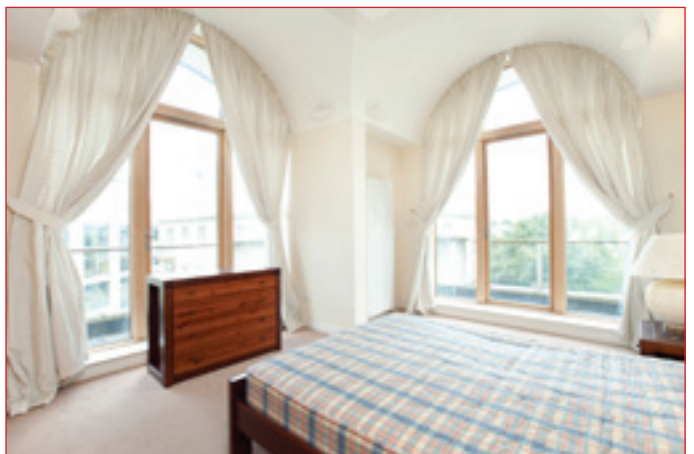
Owen Reilly Property Consultants are delighted to present to the market, this stunning penthouse apartment. Located in the ever-popular development of Riversdale, this truly is a penthouse apartment in every sense of the word. Accommodation is laid out over 1,300 sq. ft. and comprises of three bedrooms (master en suite), all of which have fitted carpet and built in wardrobes. There is a second storage closet, and master bathroom off the entrance hallway. A fine sized living room faces due south and has views of the Dublin Mountains. From the living room there is access to a large south facing wrap around balcony. A separate eat in kitchen completes the accommodation. The arched vaulted ceilings also give an architectural flair throughout. The apartment benefits from two secure parking spaces behind electric gates and is also within a minutes' walk of both the Ballaly Luas Stop and the Dundrum Town Centre with its vast array of shops and restaurants.

LOCATION



SPECIAL FEATURES

- Three bedroom penthouse
- Floor area 121sq. m.
- South facing balcony
- Well-presented throughout
- Exceptional location
- Gas fired central heating



ACCOMMODATION

Hall (7.09 x 1.503)

Solid timber floors, skylight giving natural light. Access to cloak room and hot-press, recessed lights

Living Room (7.10 x 4.35)

Solid timber floor, floor to ceiling glazing, recessed alcove ceilings, fireplace with timber and granite surround. Access to balcony

Kitchen (3.66 x 2.97)

Tiled floor and splash backs. Fitted kitchen with ample floor and wall units. Recessed lights and skylight

Master Bedroom (3.89 x 5.103)

Large double room, fitted carpet and built in wardrobes. Vaulted ceilings, access to balcony. Door to

Ensuite (1.785 x 2.45)

WC, WHB and bath with pumped shower

Bedroom 2 (2.92 x 3.53)

Double room, fitted carpet, built in wardrobes, door to balcony

Bedroom 3 (3.46 x 2.66)

Single room, fitted carpet and built in wardrobes



Outside there are 2 balconies which are south and east facing with views over the Dublin Mountains. A secure gated car park offers two designated parking spaces. There are also landscaped grounds with numerous water features.

VIEWING

By Appointment

NEGOTIATOR

Greg Coffey

FLOOR AREA

121sq. m.

BER RATING

D1



Everything we touch turns to...

ALL ENQUIRIES

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