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## 45 Rosemount Court

Boooterstown

Co. Dublin



dng.ie

# 45 Rosemount Court, Booterstown, Co. Dublin



Located in a small and beautifully maintained residential development close to Booterstown Avenue is this deceptively spacious townhouse. Overlooking a landscaped green area and with a private and secluded rear garden, this home is sure to please a variety of home hunters.

Only a few moments walk from the Raddisson Hotel, this home is also approximately 6 minutes walk from Booterstown Park & DART and is almost adjacent to Churches, schools, shops and other everyday conveniences. UCD is also very convenient for this location.

The property itself has been extended to comprise a family room to the rear and a converted attic, hence making excellent use of every space available. The back garden is designed with ease of maintenance in mind and is not directly overlooked. It has external power points and a Barna shed.

The property briefly comprises an entrance hall, Kitchen, Living / Dining room, Family room, 2 Bedrooms, Bathroom, Attic room with wc off.

## FEATURES

- Deceptively spacious
- Recently uPVC Double glazed
- Highly convenient location
- Attractive radiator covers
- Secluded southerly facing walled rear garden
- Ample car parking
- Service charge approx. €800 pa includes external painting, sinking fund etc
- Fort Augusts Property Management
- Sale includes all fitted carpets, curtains, light fittings, kitchen appliances
- Over looking open green space
- Manicured and well maintained communal gardens
- Not overlooked to front or rear
- Small exclusive development

## BER DETAILS

BER: E2  
BER No. 106530694  
Energy Performance Indicator: 351.81 kWh/m<sup>2</sup>/yr

## ACCOMMODATION

### Entrance Hall 2.75 x 1.15

Semi solid maple floor. Stairs leading to first floor level.

### Kitchen 2.75 x 2.20

A modern fitted kitchen with a range of fitted floor and eye level units, single drainer stainless steel sink unit, formica worktops, tiled splashbacks, fitted appliances and tiled floor.

### Living / Dining room 6 x 3.5

With understairs storage cupboard, Attractive fireplace with Timber overmantle, Granite hearth, semi solid maple floors, recessed lighting with dimmer control, Double doors leading to:

### Family room 4.10 x 3.10

Valuted ceiling with 3 velux windows, Maple flooring, TV point, recessed lighting with dimmer control, Patio doors out to rear garden.

### Upstairs

**Landing** with shelved Hot press with Dual immersion

### Bedroom 1 3.5 x 2.45

With built in Wardrobe, TV point

### Bedroom 2 2.90 x 2.90

Wall to wall built in wardrobes and shelves. TV point, recessed lighting with dimmer control

**Bathroom** Bath with Triton T90 XR electric shower, W.C, wash hand basin all in white suite, recessed lighting & fully tiled.

### Attic Room 3.43 x 2.36

(Max measurements) Under eaves storage, recessed lighting with dimmer control, TV point, Telephone point. Door to:

### WC

With W.C. and wash hand basin. Recessed lighting, Velux window.

**Outside:** Lovely secluded low maintenance walled southerly facing rear garden with shrub borders, paved with garden shed. To the front there is a small flowerbed border.

**Asking Price** €325,000

**Negotiator** Brian Dempsey 087 2860094

