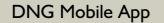


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For Sale By Private Treaty



Booterstown Co. Dublin







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.

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



- 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 includs 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/m²/yr



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

T: 01 283 2700 E: stillorgan@dng.ie