



38 THE BLACKTHORN

RIVERSDALE, DUNDRUM, DUBLIN 14

Attractive 2nd floor apartment beside Dundrum Town Centre
c.70sq.m. / c.750sq.ft. 2 Bedrooms, Spacious living room

BER C1

FOR SALE BY PRIVATE TREATY



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Property

No. 38 is a very well presented 2 Bedroom 2nd floor apartment in mint condition, offering bright and spacious accommodation throughout.

There is a south facing balcony which benefits from a bright sunny aspect, with views towards the Dublin Mountains. There is gas fired radiator central heating, intercom and secure residents parking. This fine property will appeal to both owner / occupier and investor alike.

Location

Riversdale in conjunction with its sister Rockfield is one of the most popular apartment developments in Dundrum. The location is second to none being just opposite Dundrum Town Centre with its large selection of high street brand names, restaurants, and leisure facilities. It is also beside Balally Luas Station which effectively means you are just a 20 minute journey from St. Stephen's Green and still the M50 is only 5 minutes away.

Features

- Electronic gate entrance (very secure and private).
- Car space number 54 (designated).
- Furniture and contents included in the sale.
- Ideal investment property or starter home.
- Opposite Dundrum Shopping Centre.
- Beside the Balally Luas stop.
- Built in approximately 2003.

BER

B.E.R.: C1 158.76kWh/m2/yr

B.E.R. Number: 105963391



Accommodation

Floor Area: c.70sq.m. / 750sq.ft.

Entrance Hall

c.1.58m x 1.84m

with wood flooring and hot press.

Living / Dining Room

c.7.54m x 3.95m

with feature fireplace, wood flooring and door to balcony.

Kitchen

c.2.38m x 2.16m

fitted cherrywood floor and wall mounted units, stainless steel sink unit, tiled floor and splashback. Electric hob and oven, extractor fan, integrated fridge / freezer. Plumbed for washing machine.

Bedroom 1

c.3.45m x 3.60m

with fitted wardrobes. Door to ensuite.

Ensuite

with shower, w.c. and wash basin. Extractor fan, tiled floor and walls

Bedroom 2

c.3.69m x 2.22m

with fitted wardrobes.

Bathroom

bath with shower attachment, wash basin, w.c. and extractor fan. Fully tiled.

Outside

secure gated parking with landscaped stream / water feature.

Services

Gas fired central heating, telephone, cable TV.

Property Management

Management Company: Riverrock (Rockfield) Management Ltd.

Management Agent: Smith Property Management

Management Fee: €1,633 pa up to 31st July 2014

Price

On Application.

Viewing

By appointment with Glenn Burrell, Finnegan Menton Ltd on 01 614 7900 or gburrell@finneganmenton.ie