



Apt. 6 Riverwood, Richmond Road, Drumcondra, Dublin 9

67 sq.m.



DOUGLAS NEWMAN GOOD

DNG

Apt. 6 Riverwood, Richmond Road, Drumcondra, Dublin 9

DNG are delighted to represent the sale of Apt. 6 Riverwood, Richmond Road, a spacious 2 bedroom top floor apartment with high vaulted ceilings throughout. This light and airy apartment is presented in very good decorative order and benefits from solid oak flooring, a cream high gloss kitchen and balconies to both front and rear. There is one designated underground parking space and well maintained communal gardens.

The accommodation extends to approx. 721 sq. ft. and comprises a wide entrance hallway, open plan kitchen/dining/living room with a large balcony facing Richmond Road, 2 spacious bedrooms with balcony off the master and a bathroom.

This property will appeal to both young and investors alike, or perhaps those looking to downsize to a home which is located in the heart of Drumcondra Village along with a host of amenities and services on the doorstep. There are a selection of excellent schools, recreational amenities, local shops, restaurants, pubs, cafes, boutiques, transport services and Dublin city centre is a short 2kms away.



We have every attempt to ensure the accuracy of the floor plan contained here, measurements of blocks, windows, doors and any other details are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, equipment and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with SketchUp 2020

The new owner will become a member of the Owners Management Company. The owner will have to pay an Annual Service charge, which may increase once warranties expire. The owner may have to pay into a sinking fund to cover future major maintenance and repairs to the common areas.

Accommodation

Entrance Hall - 1.71m x 5.87m
Solid oak flooring, vaulted ceiling

Kitchen/Dining/Living Room
- 5.28m x 4.06m
Solid oak flooring, tiled kitchen floor & splash back, fully fitted cream kitchen, vaulted ceiling with recessed lighting, sliding doors to balcony

Features

- Double glazed uPVC windows.
- Gas fired central heating.
- High vaulted ceilings throughout.
- Full fitted cream high gloss kitchen.

Bedroom 1 - 3.36m x 3.88m
Solid oak wood flooring, built in wardrobes, balcony off

Bedroom 2 - 2.39m x 4.55m
Solid oak wood flooring, built in wardrobes.

Bathroom - 1.82m x 2.48m
Fully tiled, wc and wash hand basin, bath with over head shower.

- Solid oak flooring.
- 1 designated underground parking space.
- Approx: €1,500 management fees p.a.

BER: C2 BER No. 109084582
EPI: 186.98 kWh/m²/yr



View By Appointment
Asking Price €250,000

DNG Fairview

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Negotiator: Catherine Seagrave

PSL 002049



For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email info@gmc.ie.

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