



## 146 Seamount, Stillorgan Road, Booterstown, County Dublin

71 sq.m

### DNG Rock Road

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### Negotiator:

Georgina Magnier

PSL 002049



DOUGLAS NEWMAN GOOD  
**DNG**

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# 146 Seamount, Stillorgan Road, Booterstown, County Dublin

DNG are delighted to bring this fine O'Malley built two bed ground floor apartment to the market. 146 Seamount comes to the market in turn key condition and would suit someone looking to get their foot on the property ladder, an investor or for those looking to trade down into a convenient location. This highly sought after development is tucked away off the Stillorgan Road in a peaceful leafy setting and benefits from an on site caretaker, designated parking, ample visitors parking as well as manicured communal grounds.

The current owners purchased the apartment off the plans and have lived in the property since. It has been very well maintained over the years and is in immaculate condition throughout. The spacious accommodation c.71 sq.m briefly comprises; Entrance hall with HP and storage cupboard off, spacious living room with kitchen/dining room and a large, decked private balcony off, two double bedrooms with the master benefiting from an en suite and a bathroom.

Situated along the Stillorgan Road, the property enjoys a tranquil setting despite being in an extremely convenient location with excellent local amenities and nearby public transport services running along the QBC and Dart at the bottom of Booterstown Avenue which can be accessed by a pedestrian shortcut. .

Seamount is within easy reach of Donnybrook, Blackrock & Stillorgan villages with their extensive variety of excellent shops, shopping centres, cinemas, restaurants and bars. UCD is also extremely convenient only a short stroll away.

Recreational amenities are also well catered for with Belfield, Donnybrook Lawn Tennis Club, Elm Park Golf Club, David Lloyd Riverview Fitness Club and Westwood Fitness centre all within easy reach.

## Accommodation

### Entrance Hall

Spacious entrance hall with ceiling coving, hot press, storage cupboard and accommodation off.

### Bathroom - 2.10m x 1.70m

Upgraded bathroom with tiled floor, part tiled walls, wc, whb with storage unit below, chrome heated towel rail, recessed lighting and bath with shower connection.

### Living Room - 5.93m x 3.57m

Bright and spacious reception room with ceiling coving, tv point, gas feature fire place, balcony and kitchen off.

### Kitchen/Dining Room - 4.27m x 2.31m

Tiled floor throughout, tiled splash back, ample floor and eye level storage units, integrated appliance including Zanussi dishwasher, oven and hob (only 1 month old) and a Whirlpool fridge freezer.

### Bedroom 1 - 4.7m x 3.26m

Large master bedroom overlooking the balcony with floor to ceiling fitted wardrobes, tv point and en suite off.

### En Suite - 1.79m x 1.42m

Upgraded en suite with tiled floor, tiled splash back, wc, whb, chrome heated towel rail with storage below, shower and recessed lighting.

### Bedroom 2 - 3.65m x 2.52m

Double bedroom over looking the balcony with floor to ceiling wardrobes.

### Balcony - 5.07m x 2.55m

Extremely large and private covered balcony with outdoor lighting.

BER: D1

BER No. 110308590

Energy Performance Indicator: 255.33 kWh/m<sup>2</sup>/yr

## Features

- Superb two bed ground floor apartment
- Nest smart thermostat
- Built by O'Malley Construction - 1999
- Spacious well maintained communal grounds and gardens
- Owner occupied and well maintained
- Multiple smoke detectors
- Bathroom and en suite both upgraded approx 1 year ago
- Water Tank - replaced c. 1 year
- Two double bedrooms (master en suite)
- Alarm
- On site caretaker - office located beside this block of apartments
- Large private balcony
- New oven and hob
- Gas fired central heating
- Benchmark Property Management - c. €1,703
- Designated parking space and ample visitors parking
- Walking distance to DART and QBC

- Convenient to UCD
- Pedestrian short cut to Booterstown Avenue
- Close to Donnybrook, Blackrock and Stillorgan
- Well maintained quiet development
- Intercom

## Viewing By Appointment

