

For Sale by Private Treaty



## 21 Parkview Drive, Finglas, Dublin 11 D11 H211

Superb, bright and spacious two bedroom duplex apartment with own front door.

733 sq.ft / 68.1 sq.m

**Asking Price: €215,000**



BER No. 112287065  
EPI 213.77kWh/m2/yr

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## Description

Lansdowne Partnership is delighted to present 21 Parkview Drive to the market. Located in the highly sought after development of Parkview. No. 21 is in excellent condition and is sure to appeal to first time buyers and investors alike. The accommodation is bright and spacious throughout and briefly comprises at hall, level entrance hall leading to large open plan kitchen/living/dining room with doors leading to balcony, there is a separate utility off and guest w.c. Upstairs there are two double bedrooms, hot press with shelves and family bathroom. Designated car parking space and plentiful visitor parking is also available.

## Location and Amenities

No.21 is conveniently located close to a wide array of amenities including Finglas Village, Charlestown Shopping Centre and IKEA. There is a wide selection of excellent local schools nearby and DCU and Dublin Airport are just a stone's throw away.

The area is well serviced by transport links including and is within close proximity to M50/ M1 motorways gives easy access to Dublin city centre and surrounding areas.

Viewing is highly recommended.

## Accommodation

**Entrance Hall 0.95m x 7.61m (3'1" x 24'9")**

**Kitchen / Living / Dining room 7.54m x 3.32m (24'7" x 10'8")**

Part timber and tiled floor, television point. Range of built-in units, worktop, stainless steel sink unit, four ring halogen hob, extractor fan over, oven, fridge freezer, dishwasher.

**Utility Room 2.05m x 0.97m (6'7" x 3'1")**

Fully tiled floor, shelving, washing machine .

**Guest W.C 0.78m x 2.06m (2'5" x 6'7")**

Fully tiled floor, extractor fan and wall heater.

**Bedroom 1 2.35m x 4.56m (7'7" x 14'9")**

Bright and spacious, floor to ceiling window, with built-in wardrobe and wooden floor.

**Bedroom 2 2.42m x 3.21m (7'9" x 10'5")**

Built-in wardrobe, wooden floor.

**Main Bathroom 1.80m x 2.37m (5'9" x 7'7")**

Bath with shower over, w.c., wash hand basin, light over, partly tiled walls, tiled floor, extractor fan and wall heater.



## Property Features

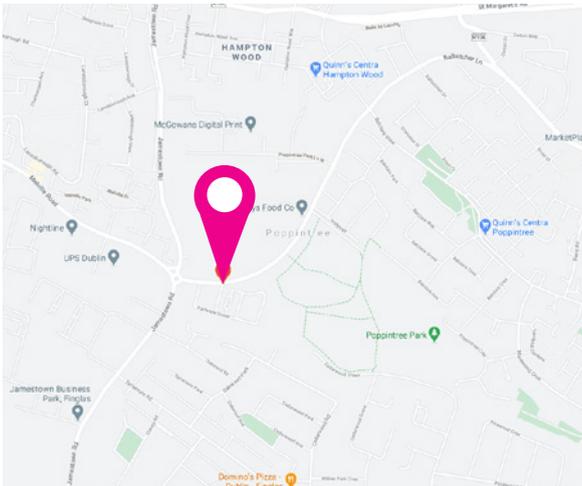
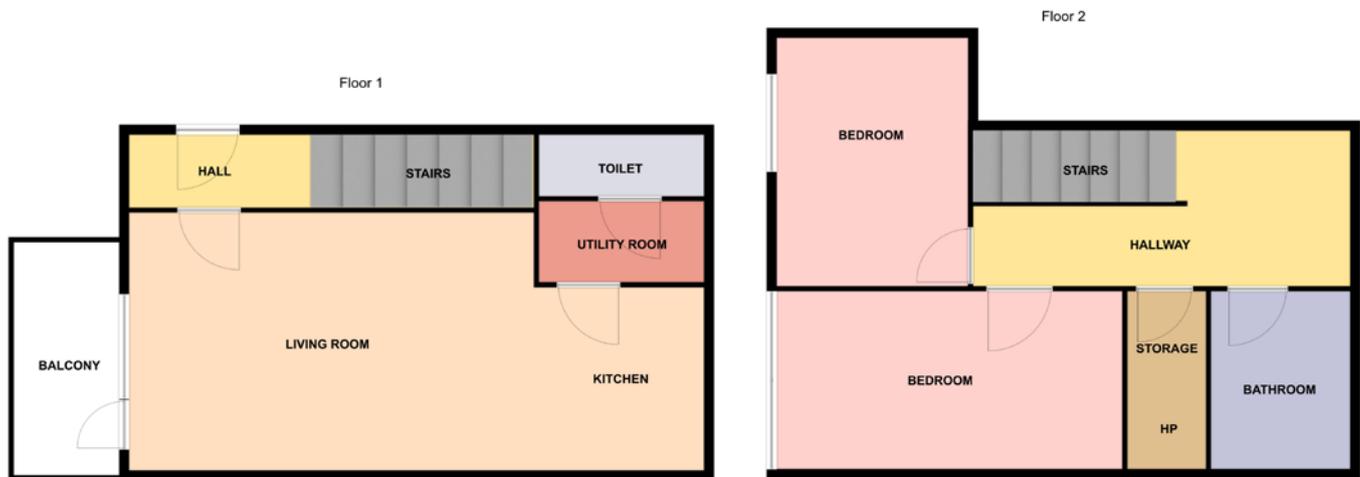
- Extending to 733 sq.ft / 68.1 sq.m
- Presented in excellent condition
- BER C3
- Electric storage heating
- Within easy reach of the M50, Bus routes, City Centre and Dublin Airport.
- Ideal for investors and owner occupiers alike
- Large open plan lounge/kitchen with dining area
- Designated parking space



## Floor Plans

Not to scale.

For illustration purposes only



### Directions

Coming from Charleston Shopping Centre Head east onto Charlestown Place toward St Margaret's Rd/R104. Continue onto Melville Rd, at the roundabout take the second exit and Parkview estate is on the right hand side.

### Management Company:

Lansdowne Partnership

### Service Charge:

c. €993.47 per annum

**Lansdowne**  
Partnership  
ESTATE AGENTS

PSRA Licence No 002608

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