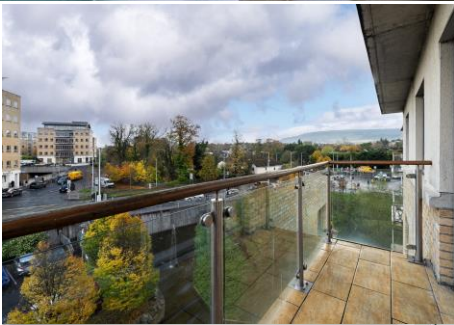


The Blackthron Riverdale | Dundrum | D16 Y677



Asking Price €440,000

Superb 4th floor two bedroom apartment with southerly aspect and views over the gorgeous water feature and out to the Dublin Mountains. Excellent well laid out living and bedroom accommodation.

Designated car parking space. 5 minute walk to LUAS and to Dundrum Town Centre.

Accommodation: Entrance hall, open plan living room and dining room, fitted kitchen. 2 Bedrooms (one ensuite) and main bathroom.



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PSR Licence No. 001459



Accommodation

ENTRANCE HALL: 7.04m (23'1") x 1.1m (3'7")

L-shaped entrance hall with storage cupboard containing hot water cylinder, intercom, wood flooring.

SITTING ROOM: 5.15m (16'11") x 3.88m (12'9")

With floor to ceiling window and door leading to sunny balcony with views over the water feature. Central mock fireplace with electric coal-effect fire. Sitting room is open plan to dining area. Wood flooring running through to dining area.

DINING AREA: 2.43m (8'0") x 2.35m (7'9")

With wood flooring and direct access to kitchen

KITCHEN: 2.28m (7'6") x 2.22m (7'3")

With built-in wall and floor cupboards, ample worktop space and shelving, electric cooker. Tiled floor and tiled splash-back.

BEDROOM 1: 3.95m (13'0") x 3.46m (11'4")

Double bedroom with built-in wardrobes and shelving.

ENSUITE: 2.2m (7'3") x 1.81m (5'11")

Fully tiled with shower cubicle, wash-hand-basin, w.c., walled mounted mirror and matching shelf.

BEDROOM 2: 3.66m (12'0") x 2.3m (7'7")

With built-in wardrobe and shelving.

BATHROOM: 1.68m (5'6") x 1.78m (5'10")

Fully tiled with bath/overhead shower, w.c., w.h.b., wall mounted mirror and matching shelf.

GENERAL POINTS: SERVICES: UTILITIES

BER is C1 and the number is 117909085

Gas fired central heating

Double glazed windows

Designated car parking space

Management Company:

Smith Property Management.

Service charge €2,498 subject to terms and conditions.



Special Features

- 4th floor apartment
- Gorgeous views over water feature and out to Dublin Mountains
- Designated car parking space
- Sunny balcony
- Excellent well-proportioned accommodation
- 5-minute walk to the LUAS and Dundrum Town Centre
- Choice of schools in the locality
- Excellent recreational amenities

GENERAL POINTS: SERVICES: UTILITIES

BER is a C1 and the number is 117909085.
The property has Gas Central Heating and double-glazed windows.

