

FOR SALE

RESIDENTIAL

# 10 THE HOLLY, ROCKFIELD

DUNDRUM, DUBLIN 14



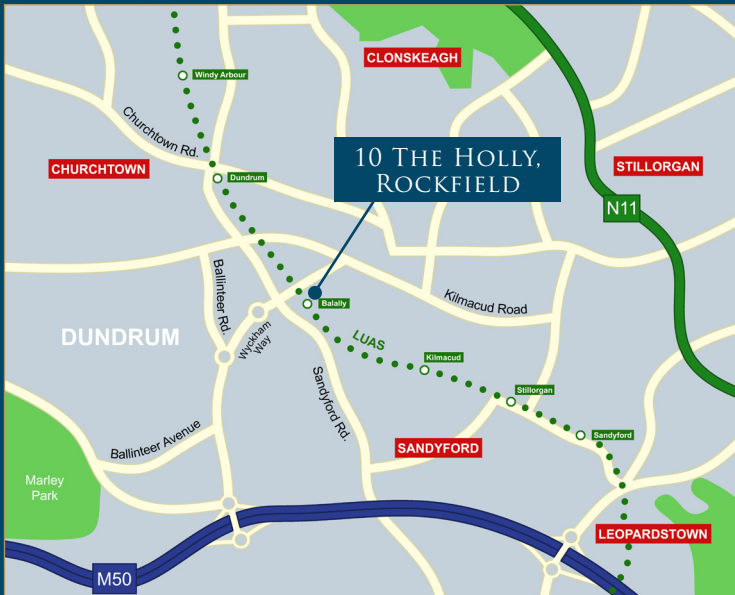
LARGE 2 BEDROOM SECOND FLOOR APARTMENT WITH ONE CAR PARKING SPACE, LOCATED BESIDE BALALLY LUAS STOP NEAR DUNDRUM TOWN CENTRE AND VILLAGE.



Finnegan  
Menton

01 614 7900





## Features

- West facing balcony, bright airy apartment.
- Oak wood floors in living, kitchen and entrance hall.
- Gas fired central heating with sunvic temperature control.



## Description

Large 2 bedroom second floor apartment with one car parking space, located beside Balally Luas Stop near Dundrum Town Centre and Village. West facing apartment with large balcony.



## Accommodation

*c.71 sq.m. (c.770 sq.ft.)*

### Entrance Hallway

Oak timber floor, visual intercom to door, Hotpress.

### Living / Dining Room - *c.2.98m x c.5.01m*

Maple fireplace with electric fire inset, oak timber floors, large balcony, tv point.

### Kitchen - *c.3.29m x c.5.64m*

Timber fitted kitchen. Dishwasher, washer/dryer, units with built in fridge freezer, cooker, hob and extractor fan, large bow shaped window, floor tiled.

### Bathroom - *c.1.80m x c.2.71m*

White suite comprising wc, whb, built in power shower, glass bath screen, complete wall and floor tiling.

### Bedroom 1 - *c.2.76m x c.4.80m*

Double bedroom, fitted wardrobes, carpets, telephone point, cable tv point.

### Ensuite - *c.1.13m x c.2.31m*

White suite wc, whb, shower, complete wall and floor tiling.

### Bedroom 2 - *c.2.31m x c.3.69m*

Single bedroom, fitted wardrobe.

**Management Company:** Riverrock Management Company

**Management Agent:** Smith Property Management

**Management Fee:** €1,300 p.a. (June 2012 - May 2013)

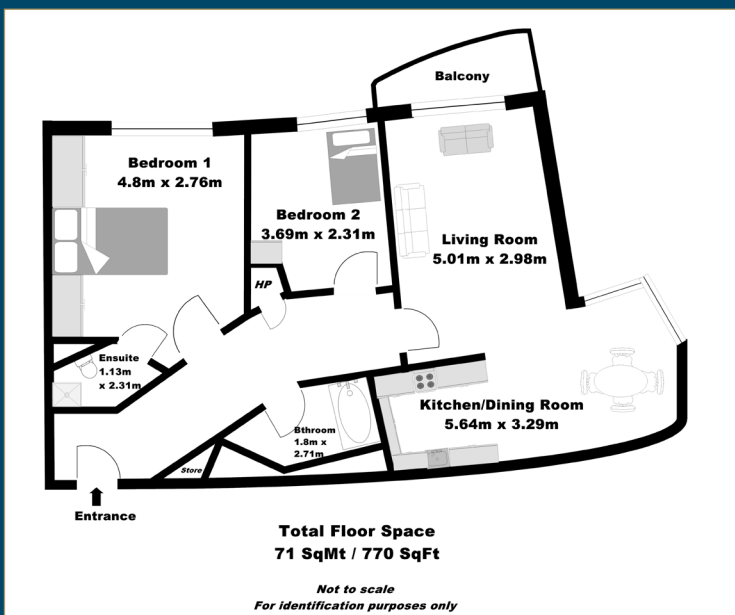
**B.E.R.:** B2

## Price

On application.

## Viewing

By appointment only. Contact Glenn Burrell of Finnegan Menton on (01) 614 7900 or [gburrell@finneganmenton.ie](mailto:gburrell@finneganmenton.ie)



PARTICULARS TO BE NOTED: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2. All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. The particulars are set out as general guidance for the intending purchaser or lessor and do not constitute, nor constitute part of an offer or contracts. 4. No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. Ordnance Survey Ireland Licence No. AU0000411. Brochure Design by Evolution Visuals.

17 Merrion Row,  
Dublin 2, Ireland.  
Tel: (01) 614 7900  
Fax: (01) 678 5290

[info@finneganmenton.ie](mailto:info@finneganmenton.ie)  
[www.finneganmenton.ie](http://www.finneganmenton.ie)



**Finnegan  
Menton**

**01 614 7900**