



## 30 The Turnstone, Thornwood, Booterstown, Co. Dublin A94YE67

c. 89 sq.m / 957 sq.ft.

### DNG Rock Road

Blackrock, Co. Dublin

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### Negotiator:

Georgina Magnier

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**DNG**

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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**DNG**



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DNG are delighted to present this superb two bedroom third floor apartment ideally positioned in this exclusive development at the junction of the N11 and Booterstown Avenue. The dual aspect accommodation of c.89 sq.m (c.957 sq.ft.) is bright and spacious and benefits from two large balconies. The finish of this impressive apartment is high end and the accommodation is in excellent condition throughout. 30 The Turnstone further benefits from an underground designated car parking space, a utility room and two spacious double bedrooms with the master en suite.

The location is excellent with a wealth of amenities on the doorstep including local shops, Blackrock Village with its array of specialty shops, cafes and restaurants, while The Merrion, Stillorgan and Dundrum shopping centres are within a short drive. Public transport is well catered for with Booterstown Dart Station and the Quality Bus Corridors on the Stillorgan Road and Rock Road. Dublin Bay can be enjoyed via Booterstown Strand and Bird Sanctuary while local parks are within easy reach at Booterstown & Blackrock. The best of south Dublin schools and colleges including UCD are also within a short commute.

### Accommodation

Entrance Hall - 4.69m x 1.04m

Wood floor, large hot press and accommodation off

Hot Press - 2.11m x 1.76m

Large shelved walk in hot press.

Bathroom - 2.26m x 1.70m

Tiled floor, tiled walls, wc, whb, large mirrors, bath with shower connection, recessed lighting and a chrome heated towel rail.

Kitchen - 1.86m x 2.25m

Tiled floor, tiled walls, stainless steel sink, Siemens oven, hob, extractor fan, Beko fridge freezer, Servis dishwasher, floor and eye level fitted units and recessed lighting.

Living/Dining Room 7.02m x 4.83m

Bright and spacious reception space with recessed lighting, tv point, utility room and two balconies off.

Utility/Storage Press 1.74m x 1.79m

Tiled floor, shelved floor and eye level storage units, work top, candy washing machine.

Bedroom 1 - 5.73m x 3.29m (Max measurement)

Large master bedroom with floor to ceiling wardrobes, door giving access to the balcony and en-suite off.

En Suite - 2.18m x 1.51m

Tiled floor, tiled wall, wc, whb, large shower cubicle, large mirror, recessed lighting and chrome heated towel rail.

Balcony - 2.77m x 1.71m

With sea views across to Howth and boiler house off

Bedroom 2 - 4.06m x 2.88m

Bright double bedroom with ample fitted wardrobes, phone point and door giving access to the winter garden/balcony.

Winter Garden Balcony 4.60m x 1.69m

Decked balcony enclosed by sliding glass panels.

BER: B2

BER No. 105671531

Energy Performance Indicator: 115.84 kWh/m<sup>2</sup>/yr

### Features

- Spacious 3rd floor 2 bedroom apartment
- High end finish throughout
- Brushed chrome electrical fittings
- Gas fired central heating
- Double glazed windows throughout
- Video intercom system from main entrance door
- Underground car parking space
- Utility room
- Impressive B2 BER Rating
- Two balconies
- Lift access
- O' Dwyer Property Management - Service charge c. €1,966.62 pa

### Viewing By Appointment

