



19 Boden Heath, Boden Park, Rathfarnham, Dublin 16, D16 Y260

Beirne  
& Wise





## For Sale By Private Treaty

This is a most attractive one bedroom apartment with balcony, nicely positioned on the first floor with an envious southerly aspect taking in the wonderful views of the leafy landscaped surroundings with the Dublin Hills in the distance.

Built in 2006 by Park Developments, this stylish apartment of 49 sq.m. (525 sq. ft.) approximately enjoys a pleasing sylvan setting in this small scale development of attractively designed apartments and houses. The property is presented in walk-in condition and viewing is highly recommended.

Within minutes of the Dublin Hills, yet in the heart of suburbia there is a selection of excellent local shopping at Knocklyon, Rathfarnham, Nutgrove and Dundrum - all within easy reach. The immediate proximity to the M50 allows good access to Dublin North and South, not forgetting the 15B bus route to the city centre. Marley and St Enda's Park with all their associated leisure facilities are just minutes away as is Rathfarnham Village and the historic Rathfarnham Castle.

## Special Features

- South facing orientation and balcony.
- Presented in excellent condition.
- Designated parking space with visitor parking
- GFCH/Intercom
- Double glazed Rationel windows and doors.
- Situated in a quiet enclave with lovely landscaped gardens
- Lift
- Floor area 49 sq. m. (525 sq. ft.) approx.

## Accommodation

### HALL

L-Shaped with access to all rooms and spacious Hot Press.

### LAUNDRY

With tiled flooring and plumbed for washing machine complete with overhead shelving.

### LIVING /DINING ROOM

3.56m x 4.57m

This spacious room is bright and airy room with hardwood flooring and it enjoys a sunny aspect with access to balcony. Open to;

### KITCHEN

2.6m x 2.2m

Good working kitchen with an array of contemporary floor and wall mounted units incorporating built-in oven, hob and extractor unit as well as an integrated dishwasher and fridge/freezer. There is co-ordinating tiled splash back with floor tiling and recessed lighting.



### BEDROOM

3.41m x 3.2m

This is a generous double room with large picture window and extensive built-in wardrobes and open shelving.

### BATHROOM

Well-appointed with recessed down lighters, extractor fan, partial wall tiling with co-ordinating floor tiling. The suite comprises w.c., w.h.b. and bath complete with thermostatic control valve and towel radiator.

### GARDENS

The communal gardens are nicely landscaped and well maintained with neat lawn areas, well-trimmed hedges, specimen trees and a selection of shrubs. There is a designated parking space, as well as visitor parking.

### MANAGEMENT COMPANY

RF Property Management ([www.rfpm.ie](http://www.rfpm.ie)).

SERVICE CHARGE €1,260 Approx. per Annum (subject to review).

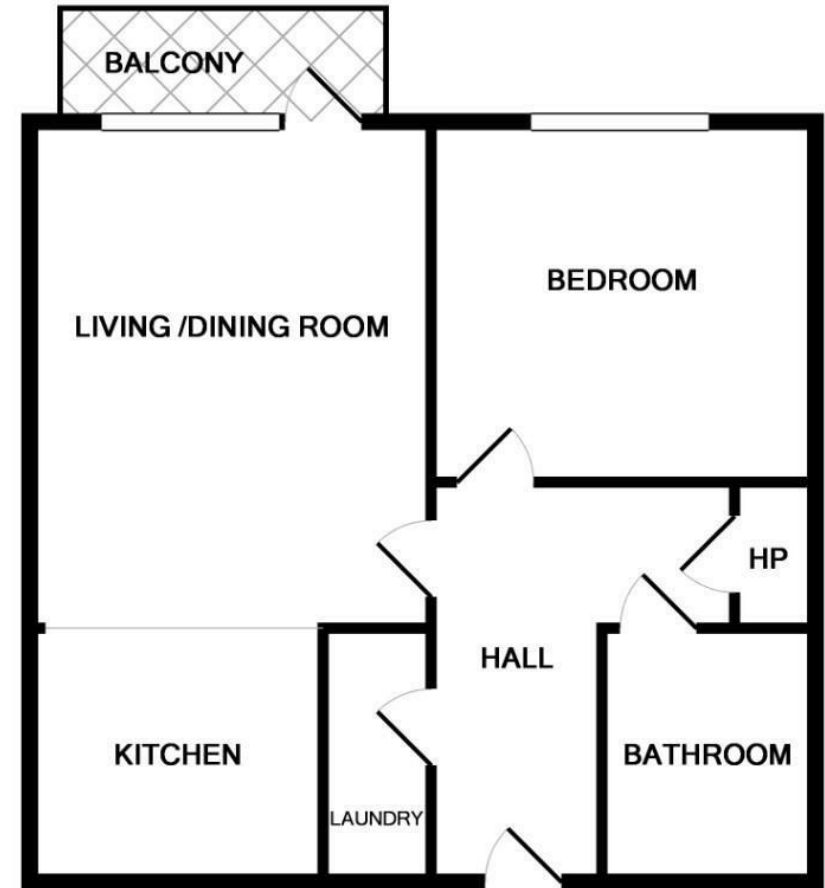
### BER

Number : 101638161

Output : 121.64 kWh/m2/yr.







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Fields Corner, Upper Churchtown Road,  
Churchtown, Dublin 14,  
t: 01 296 2444  
e: [info@beirnewise.ie](mailto:info@beirnewise.ie)  
[www.beirnewise.ie](http://www.beirnewise.ie)

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