



19 Riverbank, Dodder Park Road, Rathfarnham,  
Dublin 14. D14W273

Beirne  
& Wise

## 19 Riverbank, Dodder Park Road, Rathfarnham, Dublin 14, D14W273



No. 19 is a most impressive, fully refurbished apartment ideally located within this most popular development. This light-filled dual aspect apartment is on the first floor with wonderful views and flooded in natural light with the benefit of a light filled loft room also complete with an en-suite wc. With own door access, a small lobby leads to the spacious first floor with a large open plan contemporary kitchen/living/dining room, a good bedroom with a shower room and a spiral staircase leads to the loft area with generous custom-built recessed storage. There is a covered balcony off the living room complete with custom folding hard wood seating and table.

Recently refurbished with a stylish interior this smart apartment allows for great flexibility in layout as for home office, home-gym etc. There are professionally landscaped grounds and there is generous off street parking. This stunning apartment will be of interest to both homeowners and investors alike.

Well situated on this mature tree lined road yet within minutes of all the amenities of Churchtown and also bordering on the edge of Rathgar and Rathfarnham with every possible facility is on your door step. There is excellent local shopping in all directions and it is within walking distance of the Dodder linear Park connecting Bushy, Orwell and Dartry Parks. No 19 is also convenient to a selection of sporting and leisure facilities. There is easy access to the city, the M50 and beyond and there is a reliable bus service running on the Braemor Road.



### Features

- Dual aspect apartment with balcony
- Loft area with en-suite wc
- Generous parking and landscaped grounds
- Excellent local shopping and amenities
- Floor area 61 sq m approx.
- Excellent location
- Contemporary Electric Heating
- Security Intercom
- Local high quality restaurants, coffee shops, bars and pubs

### View

Strictly by appointment with the selling agents Beirne & Wise, Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444





## Accommodation

### HALL

A lobby area with room for coats and shoes, the stairs leads to the main accommodation on the first floor.

### LIVING ROOM

6.67m x 4.65m MAX

A stunning, spacious room with a feature open fireplace with Italian porcelain ceramic tiles, door to the enclosed balcony and it is open to the kitchen area. There is wide plank wood effect, industrial grade laminate flooring and the spiral hardwood staircase gives access to the spacious loft.

### BALCONY

Complete with built-in hardwood bench and shelf, with glass panelling and a tiled floor with Italian porcelain ceramic tiles.

### KITCHEN

2.5m x 1.74m

The kitchen area is fitted out with contemporary matt finish wall and floor mounted units with a double sink and slate splashback. It has under counter LED lighting, is plumbed for a washing machine and has a Miele fridge-freezer, electric Neff hob, Miele oven and extractor fan. There is also lots of fitted shelving and counter top dining with bar stools.

### BEDROOM ONE

3.1m x 2.87m

A good double room to the rear with wide plank wood effect, industrial grade laminate flooring, picture window to the woodland behind.

### EN-SUITE

A most stylish and contemporary shower room with walk in shower, wc and whb with built in storage vanity unit, heated towel rail and recessed lighting. Fully tiled with Italian porcelain ceramic tiles.

### LOFT

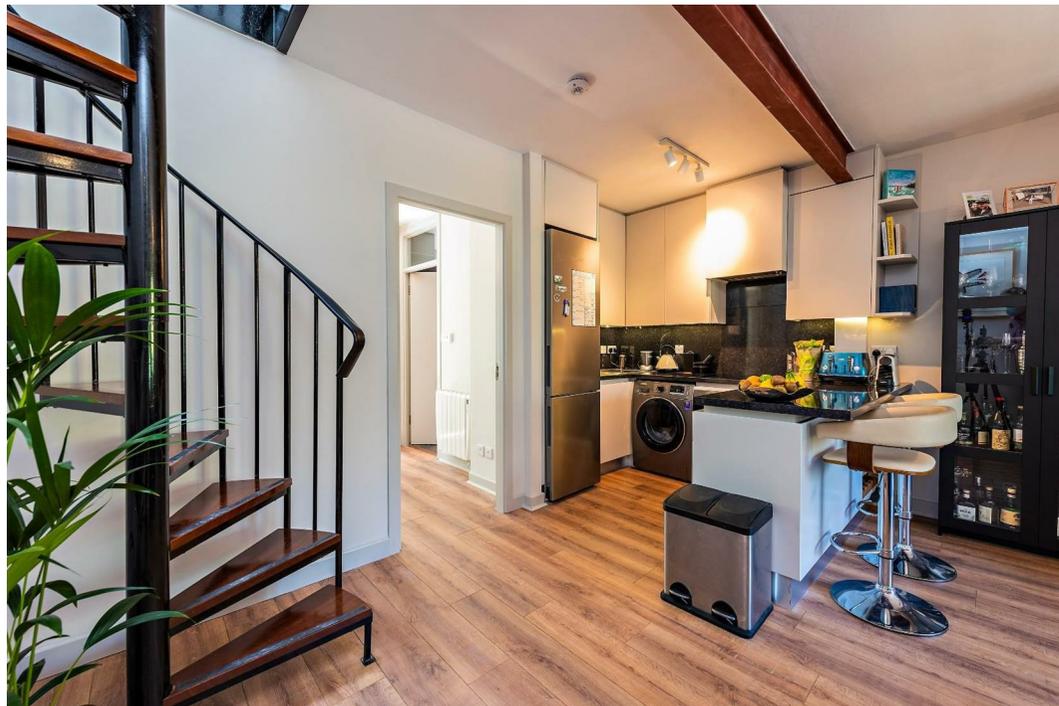
Accessed via the spiral staircase this room is flooded in natural light with three Velux windows. It has extensive built in storage with wardrobes and shelving. There is recessed lighting and it has an en-suite wc which features continuous Italian ceramic porcelain tiled floor, wc and whb with built in vanity unit and storage.

### OUTSIDE

There are well-manicured landscaped grounds within the development and there is generous surface parking and with trees and shrubbery throughout to provide for year round interest.

### MANAGEMENT COMPANY:

Trinity property Management



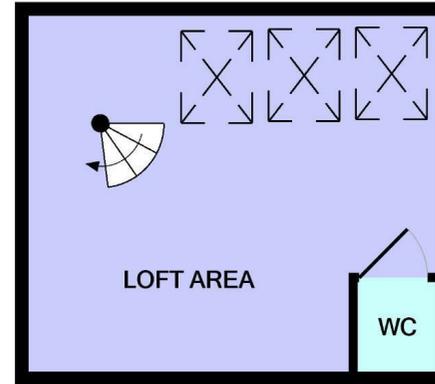
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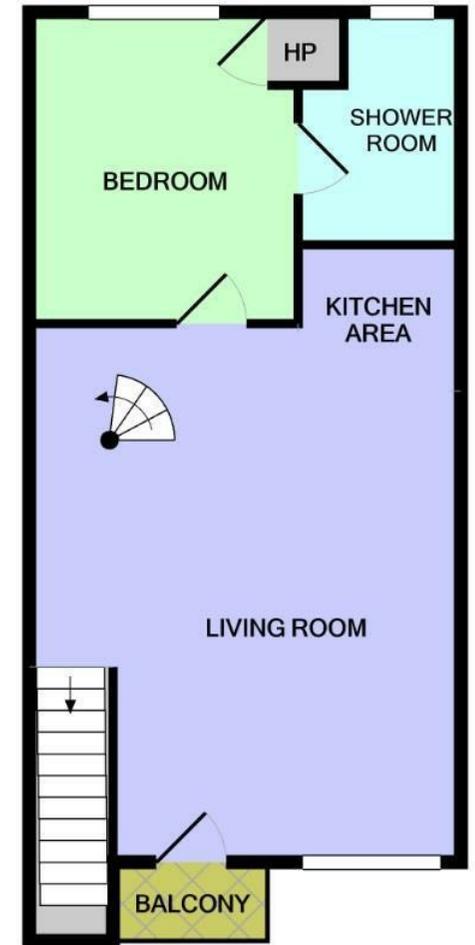








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