

**FOR SALE**

BY PRIVATE TREATY

**6 Boden Mill  
Edmondstown Road  
Rathfarnham  
Dublin 16**



**1 Bedroom Apartment  
c.52sq.m. / 600sq.ft.**



**Price: €190,000**

**raycooke.ie**



## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this spacious one bedroom ground floor corner apartment with a courtyard to the market. Set in an exclusive development of just ten properties on the Edmondstown Road with ample unallocated parking for all residents, this property is sure to appeal to a wide audience.

From the moment one enters through the glass panelled front door into the long welcoming hall, one is immediately struck by both the light and the space afforded by this extra-large property.

The ample living room benefits from a dual aspect with double sliding patio doors to the courtyard and is further enhanced by feature fireplace with a slate hearth. The separate kitchen is fully fitted with a range of eye and floor level units and has a tiled splashback and surround. The bedroom is a fine size double with an attractive oval bay window and double fitted wardrobes with overhead storage.

Finally, the shower room has a double shower cubicle set behind a glass screen, tiled floor and part tiled walls, complete the accommodation.

With an abundance of recreational facilities such as Marley Park, St Endas Park, sports clubs, golf course and local shops close to hand. Transport links abound with bus services to both Eden Quay and a feeder bus for the Luas at Dundrum, not to mention easy access to the M50 road network. Early viewing is highly recommended!!

## FEATURES

- c.52sq.m (600sq.ft)
- Corner apartment
- Gas fired central heating
- Double glazed windows
- Double bedroom with bay window
- Part tiled bathroom with double shower
- Separate kitchen
- Extra-large living area
- Private courtyard to the rear
- Communal parking
- Excellent location



## ACCOMMODATION



### ENTRANCE HALL

24'6" x 3'2" (7.5m x 1m)

Long welcoming hallway with laminate wood effect floor with ceiling rose and access to all principle rooms in the property.



### BEDROOM

10'5" x 9'5" (3.2m x 2.9m)

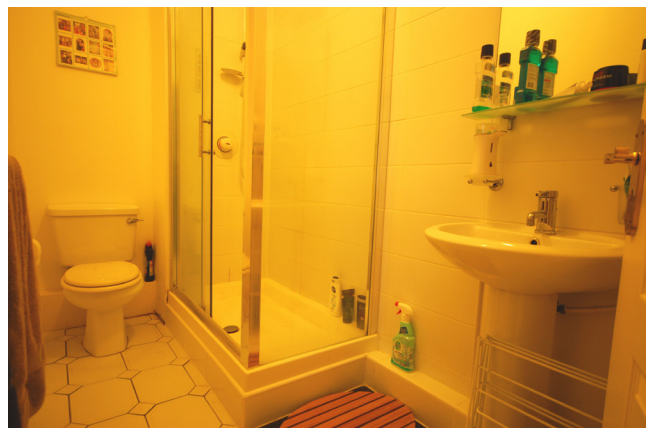
Large double bedroom with fitted wardrobes and overhead storage. Oval bay window.



### SHOWER ROOM

9'5" x 4'6" (2.9m x 1.4m)

Double glass panelled shower with w.c., w.h.b. on pedestal, shaving light, tiled floor and part tiled walls.



### KITCHEN

6'9" x 5'9" (2.1m x 1.8m)

Fully fitted kitchen with a range of eye and floor level units. Electric oven and hob and plumbed for washing machine. Tiled floor, splashback and surround. Strip spot lighting.

### LIVING ROOM

18'7" x 13'1" (5.7m x 4m)

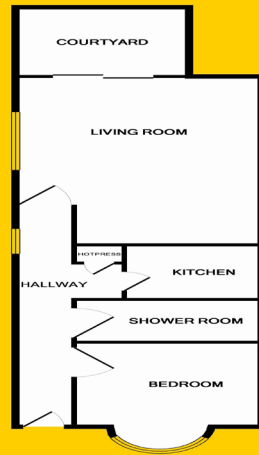
Large reception room with dual aspect and laminate wood effect flooring. Feature fireplace with slate hearth, wood mantle and coal effect gas fire. Ceiling coving and ceiling rose, sliding glass doors to courtyard.



### COURTYARD

Split level courtyard with concrete tiled patio area. Extremely private and not overlooked.

## FLOOR PLANS

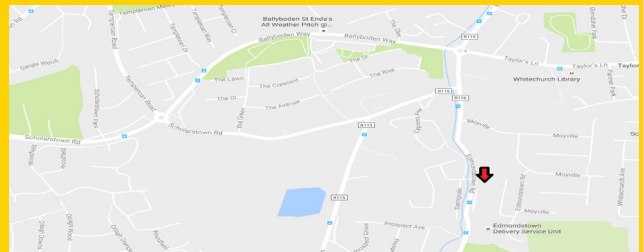


OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

## DIRECTIONS

Travelling Southbound on the M50, take the exit onto Scholarstown Road. Continue straight through the first roundabout, take the third exit to stay on Scholarstown Road. Continue to the end of the road. Turn right onto Edmondstown Road and Boden Mill is on the left hand side just after Moyville.

## LOCATION



## VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

## NEGOTIATOR

Damien McCaul and he can be contacted on 01 687 5800 or 086 013 6918.

Alternatively you can send an email to [damien@raycooke.ie](mailto:damien@raycooke.ie) and we will contact you.

## MORTGAGES

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For further financial advice, please call:

Sean Kavanagh on 01 40 30 720 or contact him by email to [sean@raycooke.ie](mailto:sean@raycooke.ie)

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