

# Residential

**Coonan**  
PROPERTY



## 46 Rivervale, Rathborne, Ashtown, Dublin 15

- Exceptional two bed penthouse duplex apartment extending to approx. 90sq.m (969 sq.ft)
- Laid out over two floors this spacious property comprises entrance hallway with storage space, an open-plan living/dining room with adjoining kitchen, 2 double bedrooms with main ensuite and bathroom
- Recently refurbished and presents in stunning condition
- A private balcony off the living area provides a picturesque view of the valley, while expansive windows flood the apartment with an abundance of natural light.
- Situated adjacent to River Road, this property boasts an abundance of nearby conveniences within Rathborne Village, such as shops, dining options, a pharmacy, childcare facilities, a primary school, and a gym
- Excellent transport facilities, with Ashtown train station just a short walk away as well as bus stops and Broombridge Luas stop.
- Easy access onto the M50 and M3 and the magnificent Phoenix Park

2 bedroom apartment  
extending to approx.  
90 sq.m (969 sq.ft)

Guide Price:

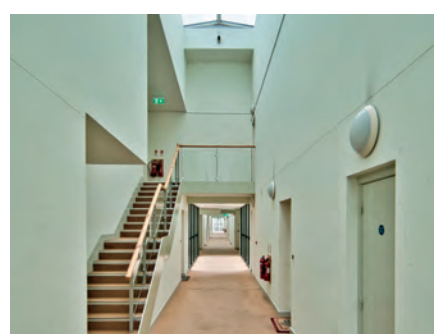
**€375,000**

Private Treaty

# Accommodation

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Main Entrance Hallway	2.94m x 2.12m	Carpet, light shade, storage closet and hot-press with shelves.
1st Floor Landing	1.93m x 1m	Carpet, stairwell and lights.
Living/Dining Room	7.66m x 4.40m	T&g wood flooring, TV point, floor to ceiling windows with stunning views, light shades and door leading onto balcony.
Kitchen	2m x 2.92m	T&g wood flooring, wall and floor units, tiled splashback, oven, hob, extractor fan, integrated fridge freezer and light shade
Balcony	1.31m x 3.89m	Light fitting and concrete patio slab.

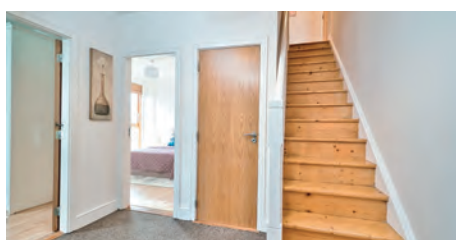
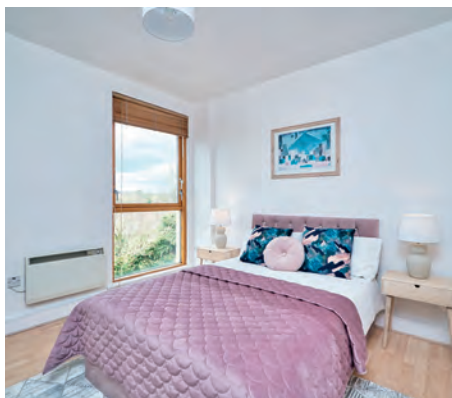




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Master Bedroom	4.26m x 7.36	Laminate wood flooring, fitted wardrobes, curtains and light fitting.
Ensuite	0.95m x 2.58m	Tiled flooring, shower cubicle, w.c., w.h.b., shaving light, electric heater, extractor fan and light fitting.
Bedroom 2	3.35m x 3.35	Laminate flooring, venetian blinds, fitted wardrobes and light shade.
Storage Closed	2m x 1.62m	Light fitting and laminate flooring.
Bedroom 4	3.79m x 5.26m	Tiled flooring, half tiled walls, bath, w.c., w.h.b., cabinet with mirror, extracor fan and light fitting.



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## Additional Information:

Gross internal floor area approx. 90sq.m (969 sq.ft)  
Wired for alarm  
Underground parking  
Designated parking  
Management fees €2,550  
Ample storage throughout  
Access to main hallways from ground and first floor

## Items Included in Sale:

Oven, hob, extractor fan, integrated fridge freezer, light shades and blinds.

## Services:

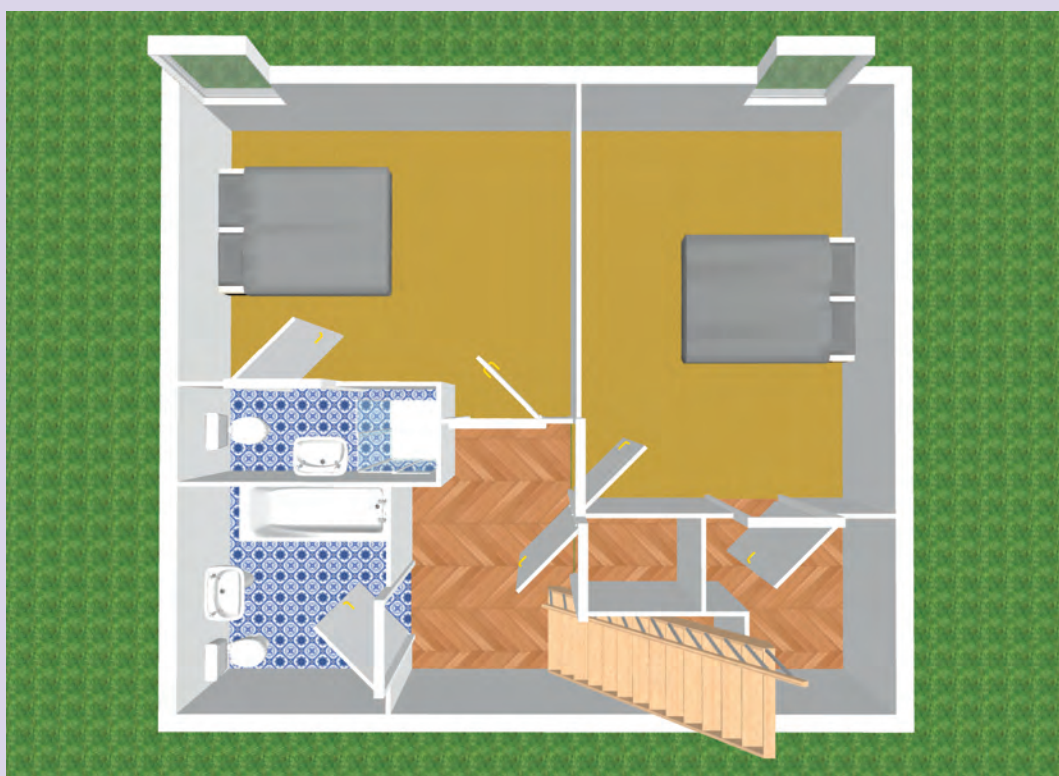
Mains water  
Electric storage heating





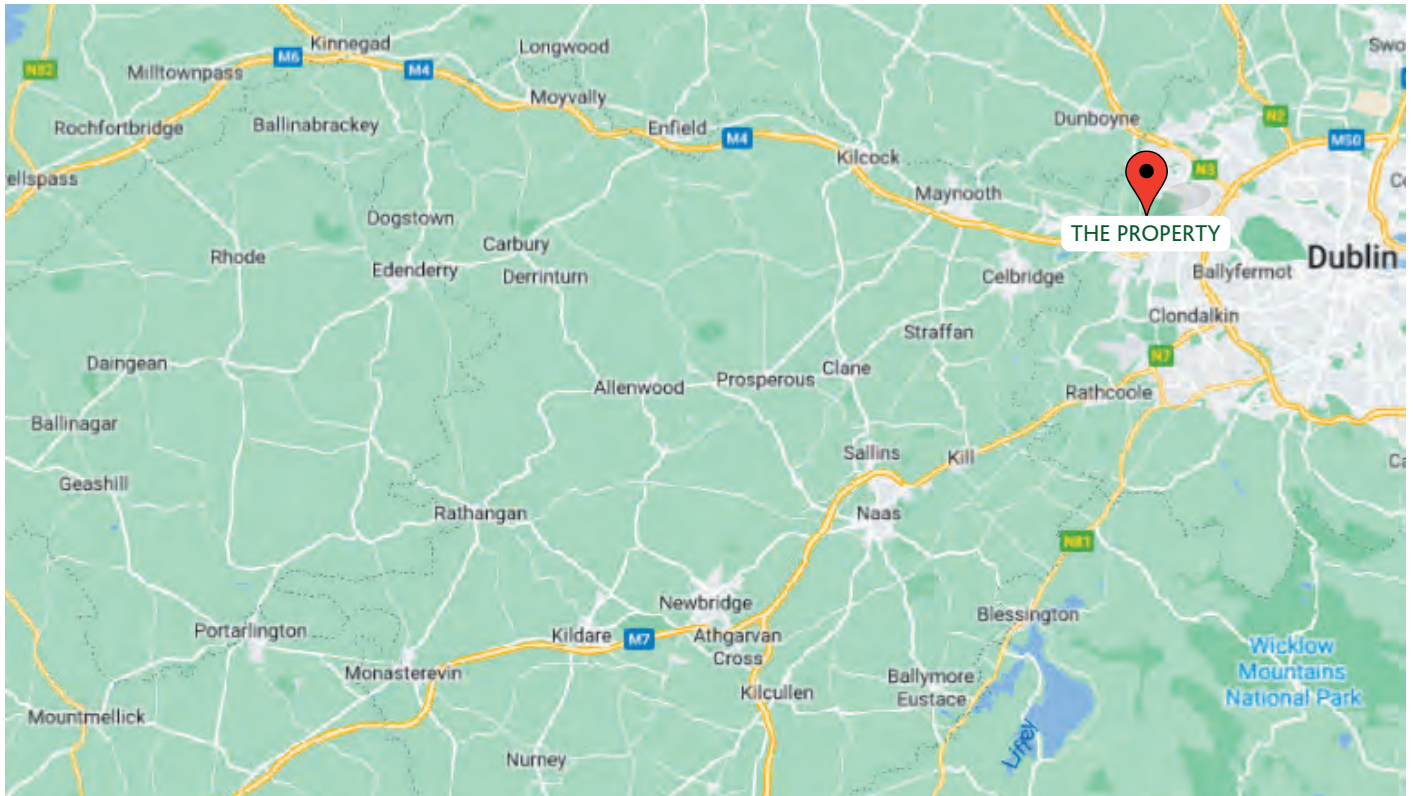
# Floor Plans

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# Directions

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## Directions:

D15 V2VA

## BER

TBC

## VIEWING

By prior appointment at any reasonable hour.

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### Contact Information:

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