



Apartment 1, Dromartin Castle, Birch's Lane,  
Dundrum, Dublin 14 D14DT72

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60 m<sup>2</sup>

dng.ie

DOUGLAS NEWMAN GOOD

**DNG**

# Apartment 1, Dromartin Castle, Birch's Lane, Dundrum, Dublin 14 D14DT72

DNG presents this excellent turnkey two bedroom apartment to the market. Accommodation extends to approximately 60 sqm./ 645 sq.ft. and has well-proportioned rooms throughout. A spacious hallway leads to a bright living room with balcony off and separate well-appointed kitchen. The bathroom is modern, having recently been replaced and is presented in excellent condition.

Situated on the ground floor of this small development the position of this property could not be better. The balcony is private and overlooks landscaped gardens to the rear and benefits from a southern orientation.

Dromartin Castle is quite literally within a stone's throw of numerous amenities including transport links such as the Luas stop at Balally and Dundrum town centre with a wide variety of shops, restaurants, cinema and leisure facilities.

This apartment is sure to appeal to both owner occupiers and investors alike and viewing is highly recommended.

## Accommodation

Hallway 4.70 x 1.32

Storage / hotpress 1.77 x 1.02  
Insulated water tank, storage.

Living room 5.6 x 4.32  
Spacious living room with feature gas fire, wood flooring, access to balcony.

Kitchen 2.65 x 2.54  
Fully fitted kitchen with wall and base units. Electrolux oven, hob, extractor fan, Finlux washing machine, fridge and freezer.

Bathroom 2.62 x 2.02  
Well appointed bathroom with bath with shower fixture, w.c., whb. Tiled floor, part tiled walls.

Bedroom 1 3.52 x 2.58  
Double bedroom with built in wardrobe

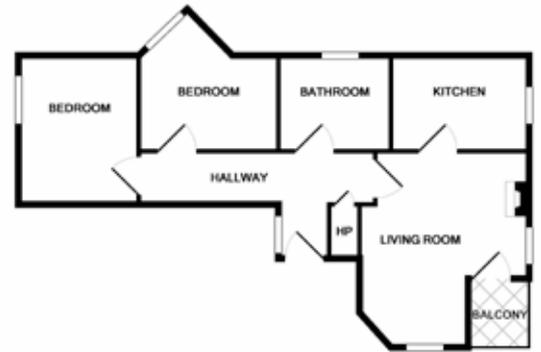
Bedroom 2 3.98 x 3.00  
Double bedroom with built in wardrobe

*The new owner will become a member of the Owners Management Company. The owner will have to pay an Annual Service charge, which may increase once warranties expire. The owner may have to pay into a sinking fund to cover future major maintenance and repairs to the common areas*

## Features

- Gas heating
- Spacious & bright accommodation
- Landscaped gardens
- Exclusive small development
- Exceptional convenient location
- LUAS 5 minutes walk
- Dundrum Town Centre 6 minutes walk
- M50 only 2.5km
- Ample parking available
- Management fees: Approx €1,200 per annum

BER: D1  
BER No. 108531302  
EPI: 256.4 kWh/m<sup>2</sup>/yr



Floor Plans (not to scale) for identification purposes only  
Made with Metagen 12/2017

View By Appointment  
Asking Price: €345,000

**DNG Stillorgan**  
18 Lwr Kilmacud Road, Stillorgan, Co. Dublin  
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**Negotiator: William Bradshaw**  
087 2860094

PSL 002049



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

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