



For Identification Purposes Only/Not To Scale



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If you are considering selling please call us today:

For a Free Valuation:

T: 01 2100 360



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For Sale by Private Treaty



47 Seamount, Blackrock, Co. Dublin

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For Sale by Private Treaty

47 Seamount, Blackrock, Co. Dublin



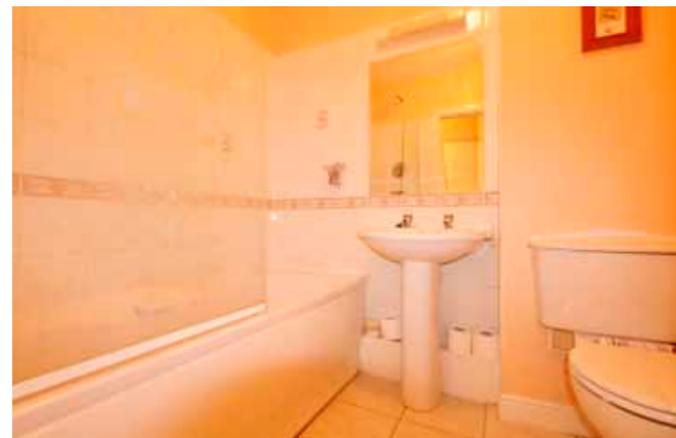
Allen & Jacobs are delighted to present this lovely ground floor apartment featuring well-proportioned light filled accommodation c.48sqm/517sqft. The apartment is presented in excellent condition throughout and benefits from a private sit out balcony, well laid out accommodation, gas fired central heating and designated as well as visitor parking.

Location really couldn't be better in this extremely popular and convenient residential area, beside a host of amenities including shops, parks and restaurants. An array of schools and colleges are also within easy reach including Blackrock College, Sion Hill, St Andrew's College, The Smurfit Business School and UCD. Likewise the property is serviced by a selection of public transport with both the DART and QBC within easy reach, offering good access to and from the city centre and surrounding suburbs. The development is impeccably maintained, with landscaped courtyards, water features and manicured lawns.

Accommodation briefly Entrance hall, Living/dining room, Kitchen, Double Bedroom, bathroom and one designated parking space.

At A Glance

- Lovely maintained Grounds
- Well-proportioned Light Filled Accommodation c.48sqm/517sqft
- GFCH
- Designated Parking Space
- Visitor Parking
- uPVC Double Glazed Windows
- Private Sit Out Balcony
- Alarm
- TV & Phone Connection
- Intercom
- Beside QBC & all Amenities
- Easy Reach of the City Centre



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : allenandjacobs.ie

Negotiator

Gary Jacobs MSCSI

Notes:

Accommodation

Entrance Hall Ceiling cornicing, alarm panel, intercom, thermostat, shelved hot press, storage/ cloakroom, phone point

Living Room/Dining Room Timber fire place with fitted coal effect gas fire, ceiling cornicing, TV point, door to balcony

Kitchen Fully fitted eye & floor level press units, stainless steel sink unit, washer/dryer, electric oven, hob, extractor fan, fridge, tiled splash back

Bedroom 1 Built in double wardrobes

Bathroom Fitted bath with shower unit, pedestal whb, wc, tiled floor; part tiled walls, extractor fan

Management Company

The management agent are Strathmore Ivernia Ltd. & we have been informed that the service charge for the current year is €1,325.

