

REF PM Property Sales

Clanada House, Drummartin Road, Dublin 14 D14 TK27

Negotiator: Donal Birthistle 087 777 4973

Email: donal@refpm.com

PRSA: 001455-001580

Website: www.refpm.com



Residential Excellence
FOR PROPERTY MANAGEMENT

FOR SALE BY PRIVATE TREATY

Apartment 6 Bruach na Mara, 187 Seafield Road East, Clontarf, Dublin 3 D03FY58



Residential Excellence (001455) Residential Excellence (001455) are delighted to offer this stunning two-bedroomed duplex, in the highly sought after area of Clontarf on the coast road. A first-floor apartment with breath-taking views all the way from Dublin Bay to the Dublin Mountains with a private balcony with seating area to enjoy the views.

The apartment is laid out over two floors, first floor accommodation offers very well-proportioned rooms with the entrance hallway leading to a large living/dining room with floor to ceiling windows overlooking the amazing views of Dublin, separate kitchen, double bedroom with ample storage, and separate bathroom.

Upstairs storage areas on landing, attic storage, and spacious family bathroom and very large master bedroom with built in storage, with eve storage as well and views to enjoy.

The property is available now. Guide price € 595,000.00

- Tenure:** Leasehold
- Services:** Central Heating Gas
- BER:** B3 BER No. 117556308 Energy Performance Indicators: 132.04 (kWh/m2/yr.)
- Square footage:** 88.3 Square meters or 390 Square feet.
- Car parking:** Underground car space
- Service charge:** € 2,900.00 including € 200.00 Sinking fund
- Viewing:** Strictly by appointment with the Auctioneers.

Residential Excellence issues these particulars on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing Particulars, but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense incurred in visiting same should it prove to be unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before visiting and are requested to report their opinion after inspecting. Should the above not be suitable, please let us know your exact requirements. Any reasonable offer will be submitted to the owners for consideration.



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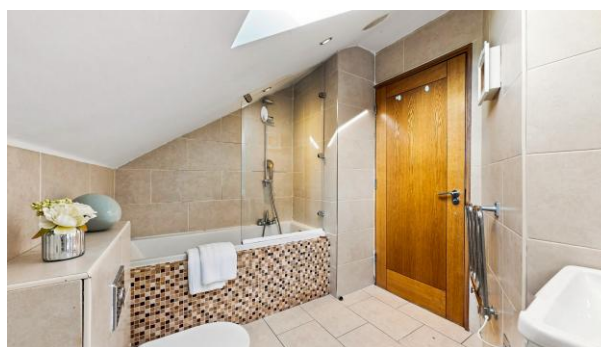
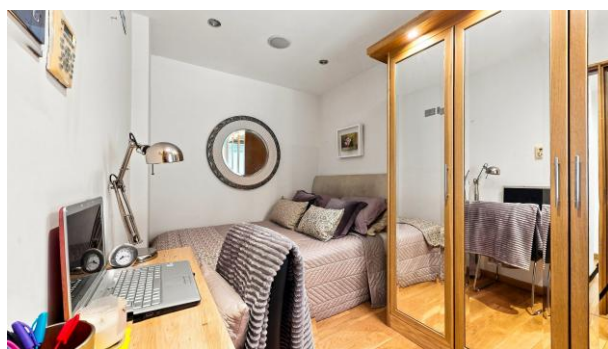
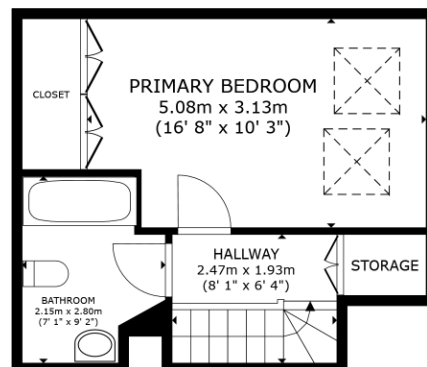
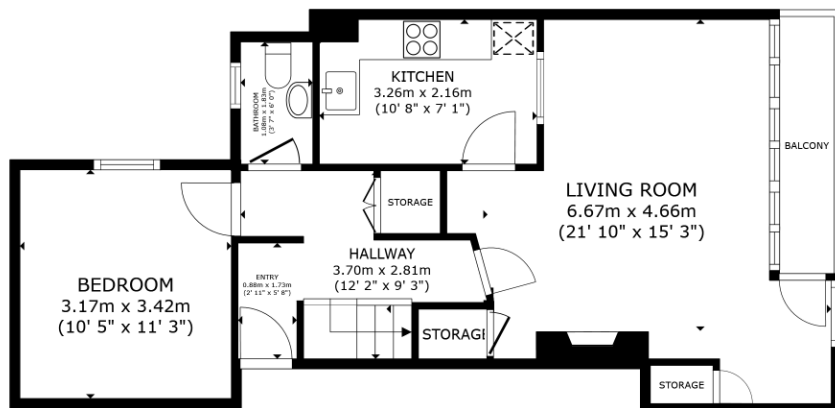
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