



19 Dundrum Castle House, Dundrum, Dublin 14

**Morrison  
Estates**

Sales and Lettings



## For Sale by Private Treaty

A very well presented and inviting first floor one bedroomed apartment in a prime location with bright and creatively designed interior which opens out to a south facing private balcony that is not overlooked, set out in this excellent private development approached by electronic security gates which lead to a designated car space close to front door together with additional visitors parking.

Dundrum Castle House is an exclusive modern development set in a quiet, sylvan setting adjoining the historic Dundrum Castle. It is a short walk to Dundrum Town Centre with its range of stores, cafes, restaurants, cinema, theatre and bars and Dundrum Village with its range of neighbourhood retail and service outlets.

There is a wide choice of sporting and recreational facilities close by which include Meadowbrook with swimming pool, gym and all weather pitches, Marley Park and Airfield House together with a selection of schools and churches. Sandyford Business Region, The Beacon Hospital and Hotel are also conveniently located.

The LUAS is within walking distance and the area is well serviced by numerous bus routes and the M50 is easily accessible.



## Features Include

- Bright, modern well proportioned accommodation c. 48 Sq. M ( 505 Sq. Ft)
- Fitted curtains, blinds, light fittings and kitchen appliances namely oven with hob, dishwasher, washing machine and fridge/freezer included in the sale
- Fully fitted kitchen with integrated appliances
- Quality sanitaryware
- Double glazed windows
- Security Intercom
- Digital Burglar Alarm
- Electric Storage Heating
- Cleverly designed interior with double doors between bedroom and living room
- Private terrace with an enviable south-westerly aspect which enjoys a high degree of privacy and seclusion
- Designated surface car parking space approached by electronic security gates and additional visitor parking spaces
- Meticulously maintained landscaped grounds within the development
- Quiet private setting adjoining the historic Dundrum Castle
- Enviably convenient location close to the Dundrum Town Centre and Village, Sandyford Business Park, M50 and LUAS



# Accommodation

- Reception Hallway:** 3.3m m x 1.1m, with hardwood flooring, recessed lighting, storage press, audio/visual security and door to
- Open Plan Living/Dining/ Kitchen:** 7.9m x 2.9m overall
- Living Room/Dining Room:** with hardwood flooring, tv point, French door to private balcony
- Kitchen:** 2.8m x 2.3m, with an extensive range of built-in presses and units, oven and four ring ceramic hob, one and stainless steel sink unit, fridge/freezer, dishwasher, washing machine, part ceramic tiled walls
- THERE IS ONE BEDROOM:**
- Bedroom 1:** 4.5m x 2.8m, with range of built-in wardrobes, hardwood flooring, and double doors opening to living room and French door to private balcony
- Bathroom:** with white suite comprising bath with shower over, tiled walls, wc, vanity wash hand basin, extractor fan, tiled floor and door to
- Shelved Hotpress
- Management Agents:** Petra Property Management
- Annual Service Charge:** c. €1,750.00
- BER:** D2
- BER Number:** 109607606
- Energy Performance Indicator:** 276.39 kWh/m2/yr

## Viewing: By prior appointment.

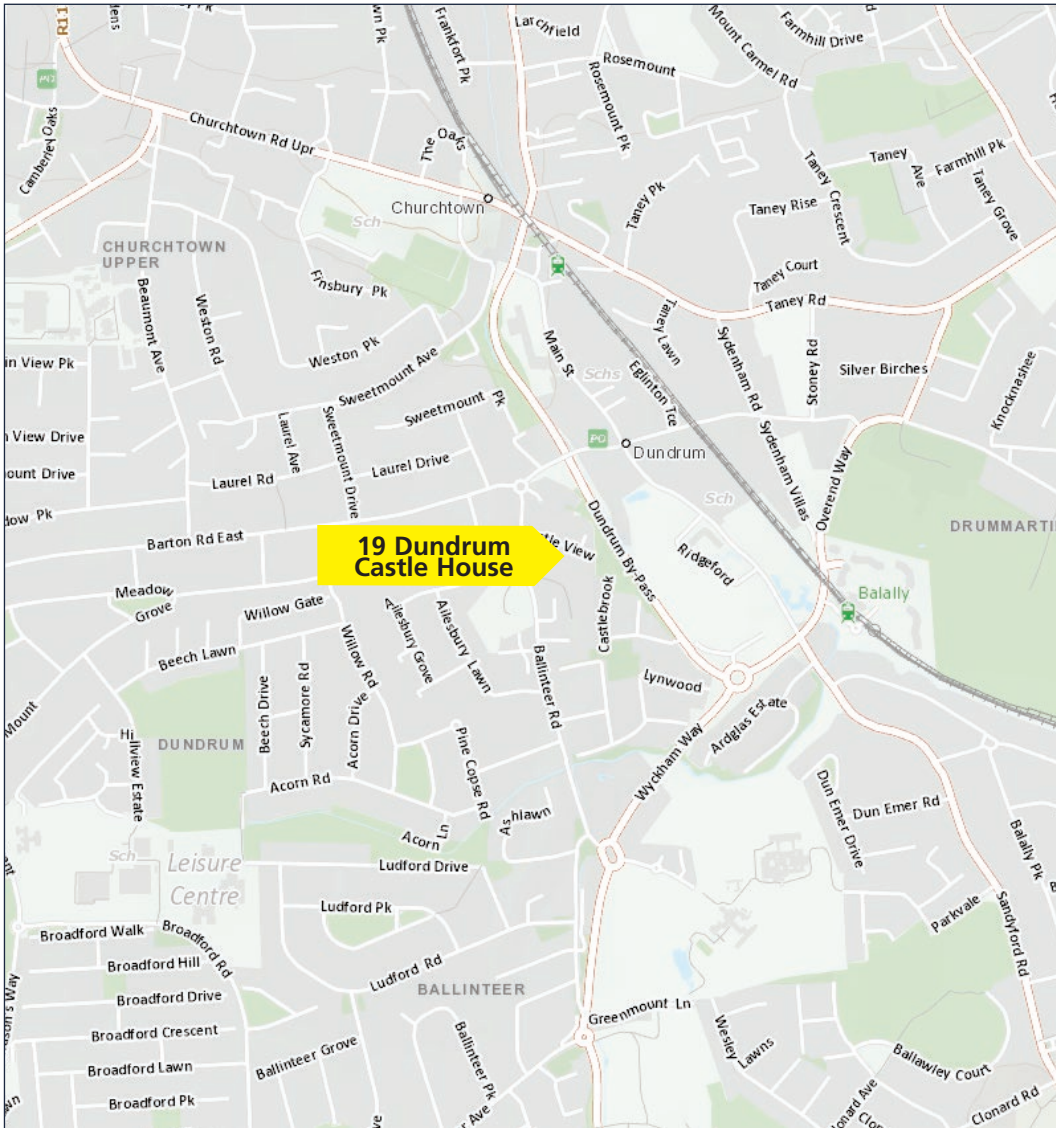
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