



## Apt. 37, The Oak, Rockfield, Dundrum, Dublin 14

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C. 73 sqm. / 785 Sq.ft.

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DOUGLAS NEWMAN GOOD

# DNG

# Apartment 37, The Oak, Rockfield, Dundrum, Dublin 14

DNG is pleased to present this spacious two bed apartment located on the second floor of this prestigious development. It boasts excellent views over a mature green area with thanks to its south west facing balcony (the best orientation!). The apartment has quality wooden floors through the hallway and living room, with both bedrooms having built-in wardrobes and a master en suite.

Rockfield is quite literally within a stone's throw of a numerous amenities including transport links such as the Luas stop at Balally and Dundrum town centre with a wide variety of shops, restaurants, cinema to name a few. This apartment is sure to appeal to investors and owner occupiers alike.

## Accommodation

Hallway 1.18 x 6.72

Spacious hallway with oak flooring.

Living/Dining Room 3.66 x 7.17

Oak flooring, electric fire. Access to South West facing balcony overlooking green area.

Kitchen 1.72 x 2.5

Shaker style kitchen. Indesit appliances including oven, electric hob, fridge freezer and washing machine. Stainless steel sink. Tiled floor and tiled splash-back.

Bedroom 1 3.04 x 4.12

Double bedroom with built in wardrobes and carpeted floor with en-suite.

En-Suite 1.9 x 1.5

WC, WHB, shower cubicle, tiled floor, tiled walls.

Bedroom 2 4.28 x 2.57

Double bedroom with built in wardrobes and carpeted floor.

Bathroom 1.8 x 2.45

Bath and shower fixture. WC, WHB. Tiled floor and tiled walls.

Hotpress 0.7 x 0.9

Storage Room 0.75 x 1.1

*\*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

- Second floor location with south west facing balcony.
- Gas fired central heating.
- Double glazed window frames.
- C. 73 sqm. / 785 Sq.ft.
- Secure gated development.
- Pleasant open green areas with mature trees are very well maintained.
- Parking provided with ample guest parking available.

- Beside Luas stop at Balally.
- Convenient to a host of local amenities including Dundrum Town Centre.
- Management Company: Smith Property Management

BER: C1

BER No. 100936657

EPI: 159.23 kWh/m<sup>2</sup>/yr



View By Appointment

Asking Price: €310,000

**DNG Stillorgan**

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**Negotiator:** William Bradshaw

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

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