

For Sale

Asking Price: €595,000



157 Seamount, Stillorgan Road,
Booterstown, Co. Dublin, A94 PR84

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BER B3



Floor Plan



Tucked away in this ever-popular development just off the Stillorgan Road. No. 157 Seamount is an extremely spacious three-bedroom, second floor apartment presented in magnificent condition having undergone extensive renovations throughout. Measuring 89sqm approx. of bright, airy, spacious and well-appointed accommodations throughout. Ready to welcome a new owner, this property is sure to be of interest to first time buyers, those trading down and investors alike.

Benefiting from a prime corner position, this bright open plan design means that the apartment maximizes light and space with dual aspect accommodation. There is an entrance hall, off which lies a sizeable storeroom and hot press. Double glass doors lead to the large living room which provides access to a spacious south/west facing balcony with a unique outlook over private gardens with mature trees and planting. A newly fitted kitchen with all integrated modern appliances and utilities. The box bay window with built in seating in the kitchen provides an ideal dining setting. There are two generous double bedrooms, one of which has a newly fitted ensuite shower room. The third bedroom is a spacious single room that has the added benefit for use as a home office.

Seamount is a leafy, high profile development nestled away off the Stillorgan Road. There is easy access to the QBC with excellent bus services to the city centre and the airport. The apartment is within striking distance of Booterstown, Stillorgan and Blackrock villages. The area is host to a wealth of amenities including Dundrum Town Centre, The Merrion shopping Centre, RTE and UCD Belfield to name but a few. There are excellent schools in the area including Blackrock College, St Andrews College and Carysfort National school.

Viewing this property is highly recommended.

SPECIAL FEATURES

- Spacious 3 bedroom apartment
- Walk in condition, newly refurbished throughout
- B3 Energy rating
- Private South West facing balcony, overlooking gardens
- Close to N11 bus routes into City Centre
- Close proximity to UCD
- 20 minute walk to the Dart station
- Service Charge: €3,770 per annum

ACCOMMODATION

Floor Area: 89sq.m. / 958sq.ft. approx.

Entrance Hall Large open hallway, carpet flooring, light fittings, glass double doors leading to living room.

Living Room Large bright living room with double doors leading out to a secluded South/West facing balcony flooding the apartment with light. Large stone fireplace, wood flooring, electric fire, feature mirrored wall.

Kitchen/Dining Room Open plan kitchen, newly refurbished, ample work space, feature tiling, box bay South facing window with built in window seat creating a dining nook, looking out at gardens and mature planting. Gas hob and oven, integrated washing machine, dishwasher, fridge/freezer, pull out pantry style shelving.

Main Bedroom Ensuite Large double bedroom, with built in wardrobes, double door opening out on to small South facing private balcony. Carpet flooring. Newly refurbished ensuite bathroom, walk in shower, floor to ceiling marble style tiles, wall mounted mirror with LED surround

Bedroom 2 Large bright double bedroom, carpet flooring, built in wardrobes, dual aspect window.

Bedroom 3 Single bedroom with large window, room for a desk carpet flooring.

Main Bathroom Vinyl wood flooring, Bath with mains shower, tiled wall, heated towel rail.

GARDEN

Private southwest facing balcony which has a lovely outlook over the woodland area.

BER

BER B3, BER No. 101625457

Energy Performance Indicator: 22.96 kgCO₂ /m²/yr



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