

For Sale by Private Treaty



## 19 Seamount, Booterstown, Co Dublin A94 H392

Exceptional three-bedroom penthouse, situated in this much sought after location.

131sq.m / 1413sq.ft.

**Asking Price: €725,000**



BER No. 112730635  
EPI 272.34 k/Wh/m<sup>2</sup>/yr

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## Description

Lansdowne Partnership is delighted to bring 19 Seamount to the market, a truly wonderful three-bedroom penthouse apartment enjoying bright and airy accommodation throughout extending to approximately 131sq.m / 1413sq.ft. Set within this very prestigious and highly convenient residential development the accommodation is bright and airy briefly comprising entrance hall, spacious livingroom with access to balcony, separate diningroom, kitchen with breakfast area and access to balcony, three bedrooms, access to balcony from main bedroom, main bathroom and two en-suite bathrooms. The property is further complimented by an extensive 1000 sq.ft. wrap around balcony with a sunny aspect and outstanding views over Dublin Bay and the Dublin mountains. Seamount enjoys a tranquil setting with manicured communal gardens, it is conveniently located with excellent local amenities and nearby public transport services running along the QBC and Dart at the bottom of Booterstown Avenue which can be accessed by a pedestrian shortcut. There are two designated parking spaces allocated to the property along with ample visitor parking.

## Location and Amenities

Seamount is located off the Stillorgan Road on one of the main routes into Dublin City Centre with easy access to the M50. The area is host to a wealth of amenities including local shops in Blackrock village, the Merrion Centre, Booterstown avenue, Stillorgan village, Dundrum town centre, Leopardstown Racecourse, Elm Park Golf club and UCD Belfield to name but a few.

The area is serviced by excellent transport links including several bus routes, the Aircoach, The N11 and M50 offering easy access throughout Dublin City and surrounding areas.

Viewing is highly recommended.

## Accommodation

### Entrance Hall 9.86m x 3.97m (32'1" x 13')

Solid wooden flooring, velux window, intercom system, hot press, storage cupboard, alarmed.

### Living Room 6.12m x 3.65m (20' x 11'9")

Solid wooden flooring, Gas fireplace with marble surround, Bay window, door to balcony.

### Kitchen/Dining area 5.98m x 3.70m (19'6" x 12'1")

Fully fitted modern kitchen with range of wall and base units, integrated dishwasher, integrated double oven/grill, gas hob, washing machine, stainless steel extractor hood, integrated fridge/freezer, gas boiler, doors leading to balcony.

### Dining Room 3.97m x 3.37m (13'x 11')

Solid wooden flooring, Recessed lighting, ceiling coving.

### Main Bathroom 2.10m x 1.90m (6'9" x 6'2")

Fully tiled, integrated mirror, bath and shower, velux, W.C., wash hand basin, extractor fan.

### Bedroom 1 (Master) 5.09m x 4.58m (16'6" x 15')

Double bedroom, built in wardrobes door leading to balcony.

### En-Suite (Off bedroom 1) 1.42m x 1.91m (4'6" x 6'2")

Fully tiled, shower, mirror unit, W.C., wash hand basin, extractor fan.

### Bedroom 2 3.28m x 3.03m (10'7" x 9'9")

Built in wardrobes

### Bedroom 3 3.4m x 3.44m (11'1" x 11'2")

Built in wardrobes, dual aspect.

### En-Suite (off bedroom 3) 1.35m x 1.74m (4'4" x 5'7')

Fully tiled, shower, mirror unit, W.C., wash hand basin, extractor fan



## Property Features

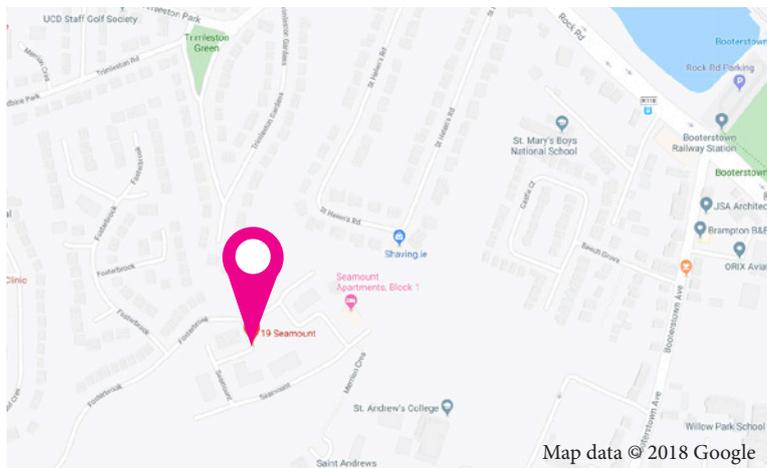
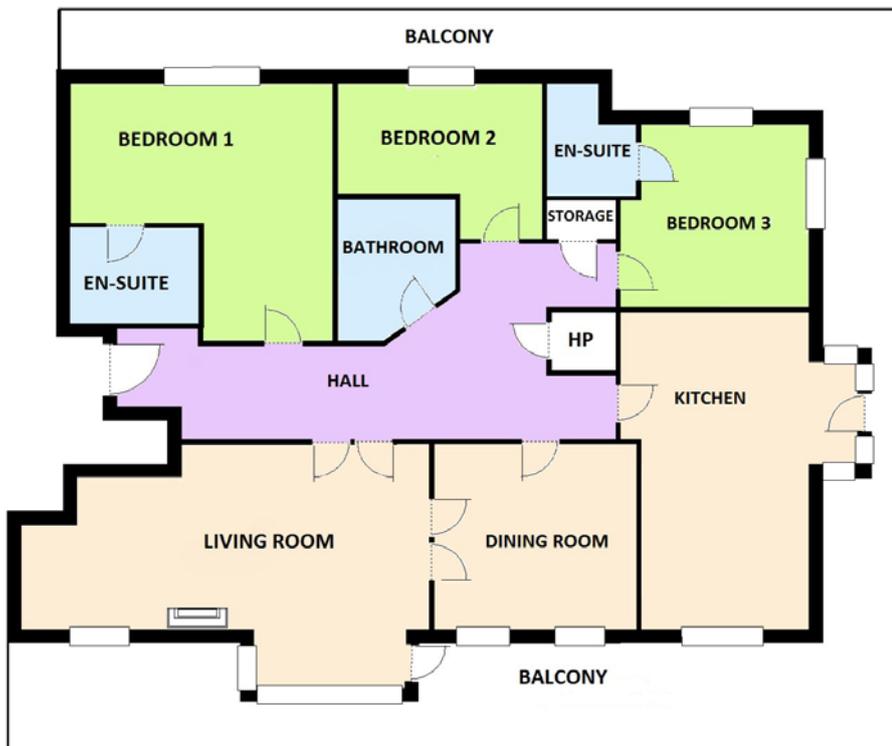
- Bright and spacious penthouse apartment
- 2 designated parking spaces
- 1000 sq.ft. wrap around balcony
- Views over Dublin bay and Dublin Mountains
- Excellent transport links including several bus routes (QBC), aircoach, DART, M50 and N11
- Gas Fired Central Heating
- Manicured communal gardens
- Extending to c. 131sq.m / 1413sq.ft.



## Floor Plans

Not to scale.

For illustration purposes only



### Directions

Heading south from Donnybrook along the N11 take the exit at Seafeld Road/Woodbine Road, continue to the end of this road and turn left into Fosterbrook and Seamount is straight ahead.

### Management Company:

Benchmark Property  
Ballsbridge, Dublin 4

### Service Charge:

Approx. €3242.00 per annum

**Lansdowne**  
Partnership  
ESTATE AGENTS

PSRA Licence No 002608

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