

For Sale

Asking Price: €525,000

Sherry
FitzGerald



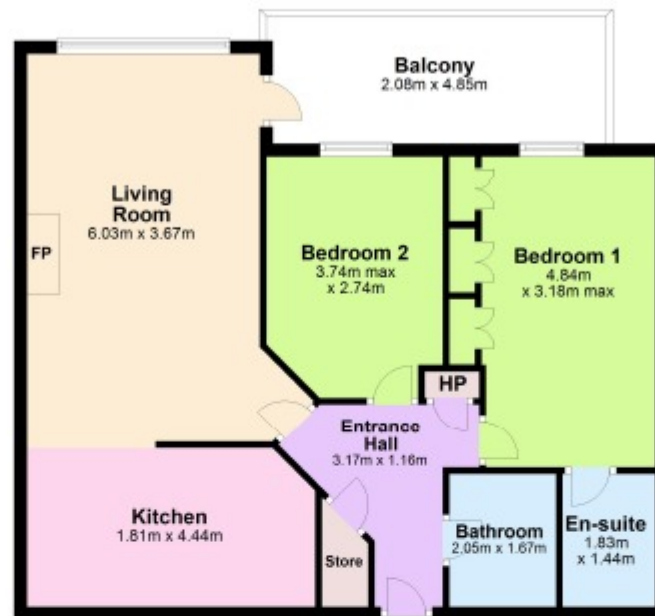
96 Seamount, Stillorgan Road,
Booterstown, Co. Dublin, A94 YR99

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BER B3



Floor Plan



No 96 Seamount is a spacious owner occupied two bedroom apartment located on the second floor in this popular development. Seamount is a well established, mature and well maintained residential development.

It is ideally located along major transport links and other amenities and is sure to attract interest from a wide range of purchasers from keen investors, to those looking to trade down to a more manageable home or someone looking to get their foot on the property ladder.

This fine apartment offers a bright and neutral décor with a layout ideally suited to modern day living. Presented in turn-key condition, having recently been painted and a new carpet fitted, and with the bathroom and en suite having being upgraded in recent years. The accommodation briefly comprises; entrance hall with a shelved hot press, living/dining room with large window facing south bringing in lots of natural light, fitted kitchen, two double bedrooms, en suite and bathroom.

There is designated parking with ample visitor parking available.

Seamount is a leafy development which was built in 1998 by Shannon Homes. Nestled away off the Stillorgan Road this highly sought after development is within easy reach of every conceivable amenity. These include educational and recreational amenities of UCD, while Stillorgan and Blackrock offer a wide choice of boutique shops, trendy bars and gourmet eateries. The Dundrum and Merrion shopping centres are also close by offering an even wider shopping selection. Public transport is easily accessible with Booterstown DART station just a 10 minute walk away while the quality bus corridor is virtually on your doorstep

bringing you from the peaceful surroundings of Seamount to the thriving city centre in a matter of minutes.

SPECIAL FEATURES

- Owner occupied apartment
- Measuring 74sqm / 797sqft approx
- Sunny south facing balcony
- Designated parking space
- New carpets throughout
- Modern bathroom and en suite
- Freshly painted
- GFCH
- Lift
- Service Charge €3,089.23 pa approx.

ACCOMMODATION

Floor Area: 74sq.m. / 797sq.ft. approx.

Hall Semi solid wooden floors, central light, storage cupboard and shelved hot press.

Open Plan Living/ Dining Room Semi solid wooden floors, large south facing window bringing in lots of natural light, door to private balcony. Open fire with gas fire inset, wooden mantle, black hearth and inset. Opens to

Kitchen Tiled floor, Shaker style kitchen units, stainless steel sink unit and drainer, tiled splashback, fitted electric oven, hob and extractor, integrated fridge freezer, space for dishwasher and washing machine.

Bedroom 1 Double room with carpet flooring, central light, window to front and fitted wardrobes.

Ensuite Tiled floor and walls, wc, wash hand basin, mirrored storage cabinet and heated wall mirror, corner shower.

Bedroom 2 Double room with carpet flooring, central light, window to front, fitted wardrobes.

Bathroom Fully tiled, with large double shower cubicle, electric shower, wc, wash hand basin with mirror and shaving light.

GARDEN

Communal landscaped gardens. Designated parking space and ample visitor parking.

Private south facing balcony, screened for extra privacy and plenty of room for tables and chairs for al fresco dining and nice outlook.

BER

BER B3, BER No. 118160407

Energy Performance Indicator: 132.46 kWh/m²/yr



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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.