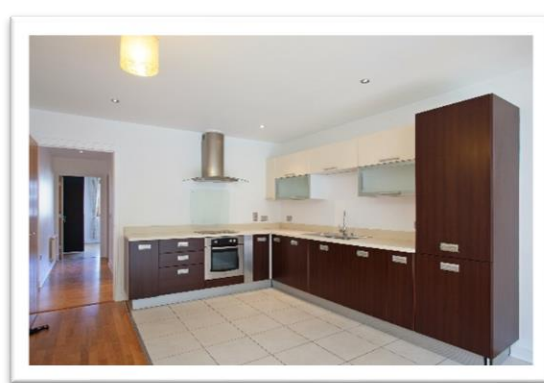


**Apartment 20 The Cedars, Parkview, Stepside Dublin 18**

**D18 E449**

**Asking Price: €235,000**



**Features**

- Second Floor Apartment with 1 Double Bedrooms & 1 Bathroom
- Measuring 65 square meters
- Good Condition Throughout.
- Double Glazed Windows, Gas Fired Central Heating, All Mains Services.
- West Facing Balcony Overlooking Green Surrounds
- Gated Development with Communal Gardens
- 1 Designated Underground Car Parking Space & plenty of visitors spaces
- Minute Walk to The Shops at Belarmine Plaza
- Fantastic Location in Close Proximity to All Local Amenities
- Dundrum Town Centre | 7 Minutes.
- Public Transport Links in Close Proximity. Luas Green line 12-minute Walk
- Block Management in Place (Benchmark Property)

20 The Cedars, Parkview, is a spacious and well-appointed one-bedroom 2nd floor apartment. This very commutable apartment is located in the exclusive and highly sought after Belarmine Development in Stepside at the foothills of the Dublin mountains. Built in C.2006 , No.20 has been well maintained throughout the years and now comes to the market in good condition.

Measuring 65 square meters approximately, the accommodation briefly comprises an entrance hallway, kitchen / living / dining room, , one double bedroom, family bathroom and large utility room. In addition, there is a west facing balcony off the living room which mature Greenery.

Parkview is located a short distance from both Stepside Village and Belarmine Plaza which have an excellent array of shops, cafés, restaurants, and bars. Stepside Educate Together National & Secondary Schools and Gaelscoil Thaobh na Coille are less than 10 minutes' walk away in addition to several crèches. There is a great selection of sporting clubs in the area including numerous golf clubs. Just a stone's throw away, Fernhill Park and Gardens has recently been opened to the public providing great outdoor recreational space with further improvements planned by the council. There is a large children's playground also nearby which is busy throughout the summer and on weekends. The 47 bus route towards the city centre goes directly by the apartment block while the Luas Green Line is a 12 minute walk away. The M50 is in close proximity proving easy access to all major route-ways and Dublin airport.

This spacious and light filled 1 bed apartment is sure to be snapped up quickly! The property will appeal to first time buyers and investors alike. Please call our office on 01 201 4650 to book your viewing today!

### Accommodation

#### **Entrance Hall: 5.785m x 1.296m & 4.025 x 1.103m**

Welcoming entrance hall with laminate wood flooring, access to utility room. Intercom system.

#### **Kitchen/ Living & Dining Room: 7.97m x 3.68m**

Fully fitted kitchen with ample storage units. Built in fridge/ freezer, integrated full size dishwasher, electric oven and hob, extractor fan and stainless-steel sink. Generous living space with access to west facing balcony. Partly tiled floors and laminate timber flooring.

#### **Utility Room: 2.51m x 2.51m**

Large utility room with gas boiler. Generous space for storage, plumbed for washing machine.

#### **Bedroom 1: 3.55m x 3.68m**

Double room with built in wardrobes and laminate wood flooring. Overlooking communal grounds.

#### **Family Bathroom: 1.83m x 2.49m**

Fully tiled walls and floor. Wc, whb and bath with telephone shower attachment. Built in storage vanity unit and heated towel rail.

#### **Balcony: 3.61m x 1.27m**

## Services

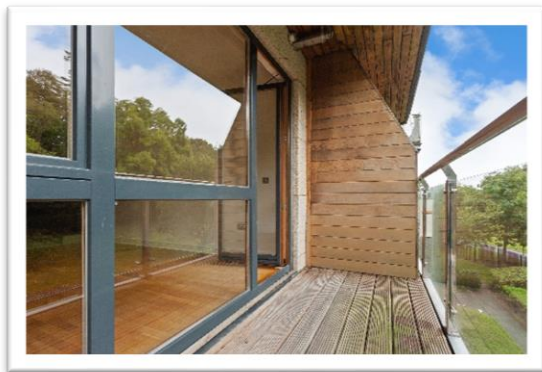
Gas Fired Central Heating | Mains Water, Electricity & Waste Drainage | Double Glazing Throughout  
| Broadband Available | 1 Designated Car Park Space Underground

## **Management Company Details**

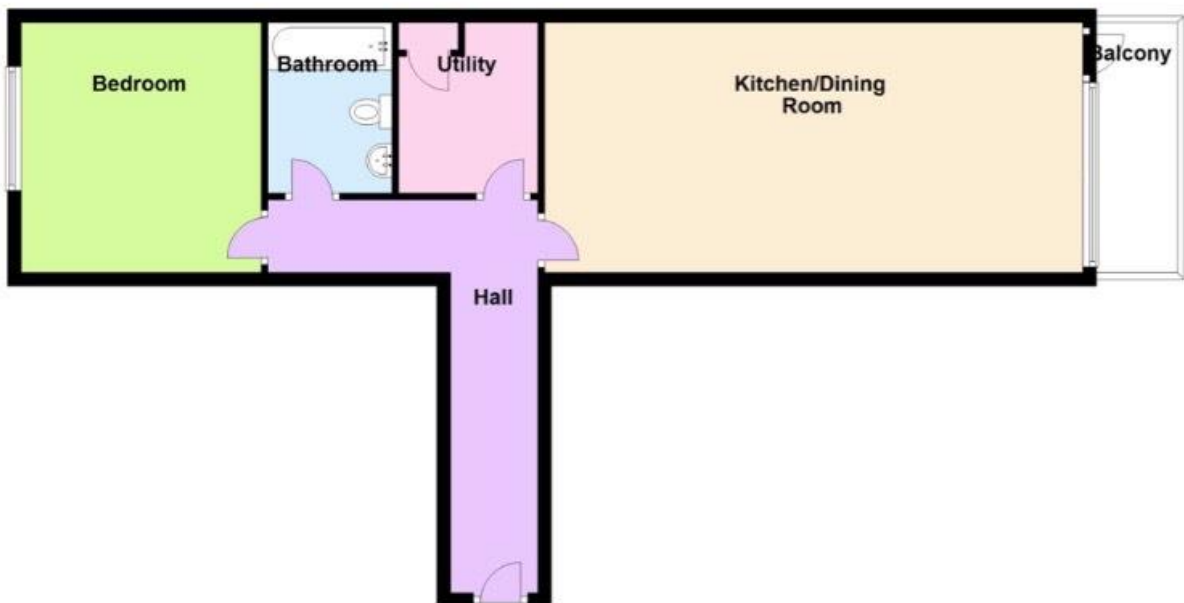
Benchmark Property Management | Fee: €TBC per annum

## BER Details

**BER: B2 | BER No: 114407919 | Energy Performance Indicator: 112.35 kWh/m<sup>2</sup>/yr**



**Ground Floor**



\* Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provide for guidance only.

\*\* 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.

