



BER A3

58 Seascape, 366 Clontarf Road, Clontarf,
Dublin 3 D03 EW2

56 sq.m.

dng.ie

DOUGLAS NEWMAN GOOD

DNG

58 Seaside, 366 Clontarf Road, Clontarf, Dublin 3 D03 EW2

DNG are delighted to present this stunning top floor South facing apartment with superb sea views over Dublin Bay. High quality and innovative design are a trademark of the developers, MKN Property Group, with the architects focussed on maximising light with high ceilings and floor to ceiling windows throughout. The quality of this development can be seen throughout the attractive landscaped gardens which include a stunning water feature, the contemporary open lobby areas and high speed Schindler lifts to all floors. Presented in walk in condition, Number 58 Seaside is ideally situated on the 3rd floor of this prestigious, tranquil and gated development offering well-proportioned living and bedroom accommodation (approx. 56 sqm.). Internally the apartment consists of entrance hallway, storage room, utility room, bathroom, bedroom, open plan living/dining, kitchen with access to a spacious South facing balcony with striking sea views. In addition, the apartment benefits from a secure parking space and a separate secure storage unit in the underground car park.

Clontarf Road is one of the premier roads and Seaside is an exclusive development directly overlooking Clontarf seafront promenade. Dollymount Strand, St. Anne's Park and The Bull Island Nature Reserve are all close by with Dublin City Centre, The IFSC and Eastpoint Business Park within a short commute of the property. Viewing is by prior appointment and is highly recommended

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.

Accommodation

Entrance Hall - 3.29m x 1.31m

Intercom, recessed lighting.

Living/Kitchen/Dining Room - 3.83m x 7.81m

Living/ Dining room have full length windows, high ceilings and direct sea views over Dublin Bay. Access to private south facing balcony.

The Kitchen is located off the living area, there is a contemporary Kube handle less kitchen with sand high gloss doors and Silestone worktops. There are top of the range Siemens microwave, oven and dishwasher with a stylish Airforce chrome extractor. Door to Balcony.

Bathroom - 1.91m x 2.42m

Playa sanitary ware by ideal standard. Floor and wall tiling, wc, whb, bath with shower, chrome heated towel rail.

Utility Room - 1.99m x 1.0m
Tiled floor, plumbed for washing machine.

Storage Room - 2.12m x 0.84m
High quality flooring with shelving.

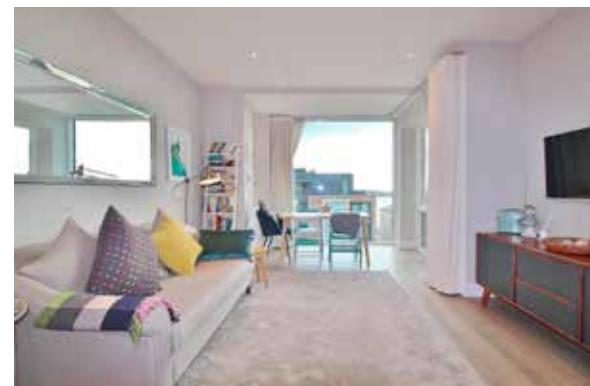
Bedroom - 4.05m x 3.16m
Double bedroom with built in wardrobes, air conditioning, sea views.

Balcony -
South facing with direct sea views, decked area with glazed balustrade.

Features

- Sea views and a south facing orientation.
- Top floor apartment (3rd floor).
- Designated parking space, visitor car parking and a separate lock up in the car park.
- Heating: A centralised plant room with CHP and boiler technology to provide hot water and gas heating to each apartment.

- Pressurised water: The internal water supply to each apartment is pressurised.
- Ventilation: Each apartment is fitted with a Vent-Axia Kinetic Plus E mechanical ventilation / heat recovery (MVHR) system designed for the energy efficient ventilation of apartments.
- Security: Each apartment is fitted with an intruder alarm while the hall doors are fitted with a coded high security cylinder. There is also CCTV covering the common areas and entrances to the development. Secure entrance gates to the development.



View By Appointment

Asking Price €425,000

DNG Fairview

2 Malahide Road, Fairview, Dublin 3

T: 01 8331802 | E: fairview@dng.ie

Negotiator: Wayne O'Brien

PSL 002049

BER: A3 BER No. 107303661

EPI: 71.30 kWh/m²/yr

DNG
Douglas Newman Good

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For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email info@gmc.ie.

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