



Apartment 23 The Lime

Rockfield, Dundrum, Dublin 16. D16 DK26

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For Sale by Private Treaty

A bright and spacious two/three bedroom apartment with an additional study room / used as third bedroom with a large balcony to front which has an open outlook over the hedged area of Airfield Estate as well as the carpark area, and is set out in a prime position within this modern upmarket development. Internally the light filled accommodation is of generous proportions being larger than average and is presented in immaculate show apartment style and is finished to an exacting standard throughout.

The internal layout comprises of an entrance hall, spacious open plan living and dining area with a sun balcony feature, a separate modern fitted kitchen with integrated appliances, two large double bedrooms and a home office / third bedroom, the master bedroom is ensuite and there is a main bathroom off hallway. The interior is bright and well maintained with oak wooden flooring throughout and the entire has just been given a paint refresh.

Rockfield, Dundrum is regarded as one of south Dublin's most popular residential developments as it is directly opposite the Dundrum Town Centre with an excellent range of designer shops, restaurants, cafés, cinema and local theatre and with a LUAS at Balally on the doorstep for direct access to the city centre in 15 minutes. There is easy access to the friendly local village, as well as the Sandyford business region which includes the Beacon Hospital and shopping centre and is also HQ to some of the world's largest companies. The Airfield Estate is also adjacent to the development and a large range of sporting and recreational activities including a range of top Gyms, swimming pool at Meadowbrook, the Grange Golf club and Marley Park are all on the doorstep, and the M50 is within a few minutes drive away.

Features

- Bright, spacious accommodation c. 85 Sq. M, (914 Sq. Ft)
- First floor level with bright open outlook
- Walk into condition- recently redecorated, immaculately presented, bright interior

- Fitted kitchen appliances namely oven, hob, extractor fan, fridge/freezer and washer dryer are included in the sale
- Two large double bedrooms with fitted wardrobes and balcony access with stunning views
- Large study room / third bedroom ideal for a work from home office
- Bathrooms with quality sanitaryware
- Gas central heating system throughout
- Double Glazed windows
- Designated car parking space- additional visitors car parking spaces
- Lift to all floors
- Extensive professionally landscaped areas throughout complex
- Upmarket exclusive gated location beside Dundrum Town Centre and LUAS as well as M50 and close to the City Centre and also the Sandyford Business Region.

Accommodation

Reception Hallway: 7.49m x 1.33m with oak wooden flooring, security intercom, recessed lighting

Open Plan Living/Dining Room: 7.58m x 3.8m Living Area/ Dining Area: with oak wooden flooring, feature fireplace, tv point, floor to ceiling windows with french door to private balcony and open outlook

Kitchen: with an extensive range of built-in units and worktops, stainless steel sink unit, oven, ceramic four ring hob, tiled splashback, extractor fan, fridge/freezer, timber floor

Master Bedroom: 3.53m x 3.45m, with oak wooden flooring, built-in wardrobes, window overlooking front aspect, pendant lighting, door to

Ensuite: 2.06m x 1.47m with with suite comprising shower unit, wc with concealed cistern, vanity wash hand basin, wall mounted mirror, recessed lighting, ceramic tiled walls

Bedroom 2: 3.31m x 2.86m with oak wooden flooring, built-in wardrobe, window overlooking front aspect, pendant lighting
Home Office / Bedroom 3: 3.33m x 1.74m with oak wooden flooring, window overlooking front, pendant lighting

Bathroom: 2.44m x 2.33m with white suite comprising bath with shower over, wc with concealed cistern, vanity wash hand basin, lighting, ceramic tiled walls and floor

Hotpress/storage

Balcony: with open outlook and not overlooked and bordering the Airfield Estate

Car Parking space

Management Company: Smith Property Management

Service charge: €2,100 per annum.





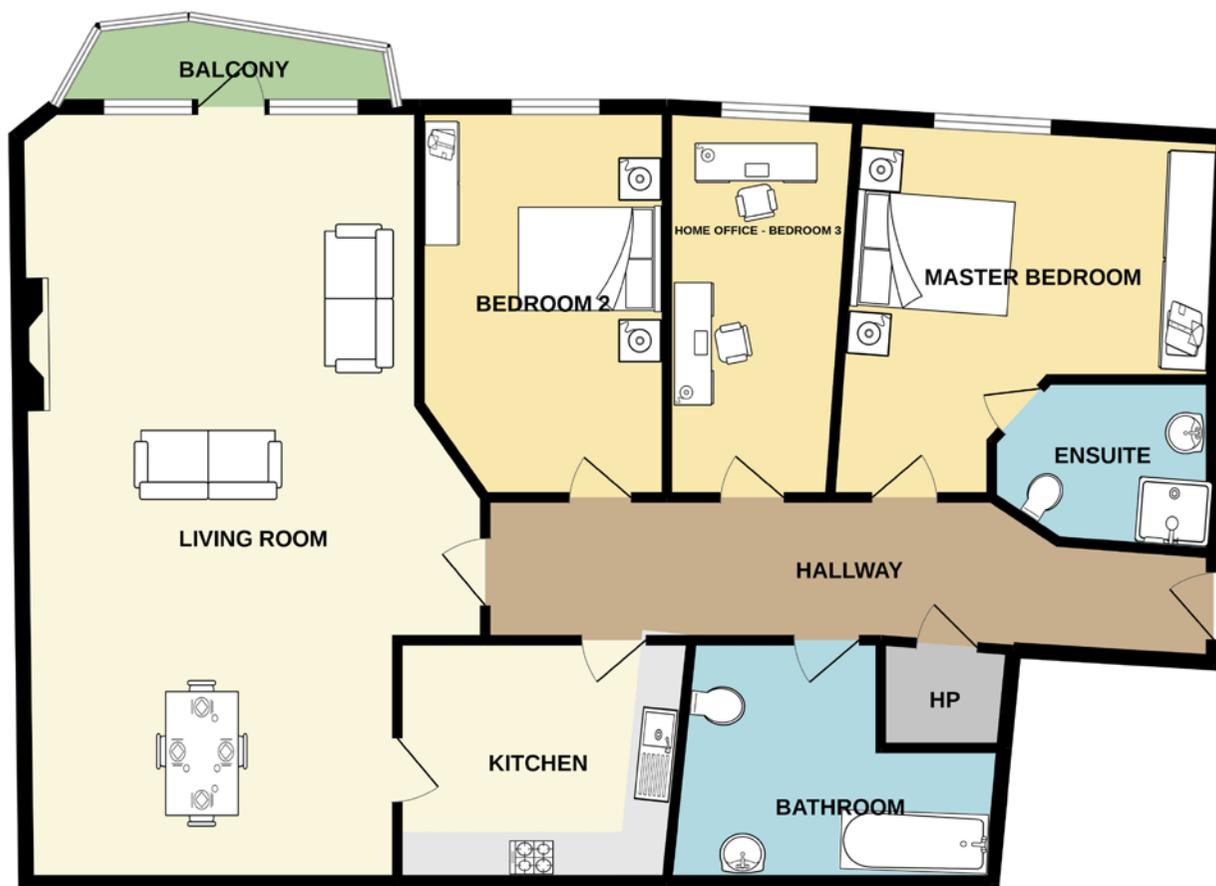


Viewing: By prior appointment

BER: B3

BER Number: 101848679

Energy Performance Indicator: 25.01 kWh/m²/yr



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