



52 The Parklands, Castleside Drive, Rathfarnham, Dublin 14

Beirne
& Wise

For Sale By Private Treaty



This attractive, spacious, two bedroom, first floor apartment of 70 sq. m. (753 sq. ft.) approx. is well situated in this quiet and secluded enclave just off the Rathfarnham Road adjacent to Rathfarnham Village.

The Parklands, as the name implies, is a development of small scale, low density, two storey apartment buildings (just four apartments in this block) surrounded by extensive lawns with wonderfully mature trees adjoining the grounds of Rathfarnham Castle and tea rooms.

Built in the mid-1980s, this spacious dual-aspect apartment has been carefully maintained by its sole owner. The accommodation is well proportioned and enjoys a lovely southerly aspect from the living areas of the property overlooking the Castle grounds with the Dublin Mountains in the background.

The location is one of great convenience. Rathfarnham Village is just a few minutes stroll through the parklands of Rathfarnham Castle via the recently established walled gardens. The bustling village will meet all your essential day-to-day shopping needs. Terenure, Dundrum and associated amenities are just a short drive away.

The M50 is easily accessed and there is a selection of bus routes with a quality bus corridor providing access to the city (5.7 km away), UCD and further afield.

Special Features

- Convenient location in heart of Rathfarnham
- Southerly aspect
- Off street parking
- Situated in quiet cul de sac adjoining Rathfarnham Castle
- Hardwood double glazed windows
- Electric Heating

Accommodation

ENTRANCE HALL

Access to a walk-in storage press and separate coat closet. Access to storage space in attic which is partially floored and has a retractable ladder.

LIVING / DINING ROOM

4.77m x 6.81m max dims (15'7" x 22'4" max dims)

L Shaped room of great proportions with feature marble fireplace with coal effect gas fire and large picture window taking full advantage of the southerly aspect overlooking the Castle and parklands .

KITCHEN

1.75m x 3.75m (5'8" x 12'3")

Galley style kitchen with southerly aspect fitted with an array of wall and floor mounted units, tiled splashback, tiled flooring and electric extractor unit. Washer/dryer, fridge/freezer and cooker are included.





BEDROOM ONE

3.11m x 4.04m (10'2" x 13'3")

Generous double room to the front with built-in wardrobes incorporating a dressing table.

BEDROOM TWO

2.21m x 4.04m (7'3" x 13'3")

Double room to the front with built-in wardrobes.

SHOWER ROOM

Recently refurbished in a contemporary style. Fully tiled with large walk-in shower with Triton electric shower unit, w.c. and w.h.b.

SERVICE CHARGE

MD Property Management Co.

Annual Service Charge €1,267 (subject to review)

Garden

The well maintained communal gardens extend from Castleside Drive to the boundary of Rathfarnham Castle parklands with expansive lawned areas, lined with perimeter trees and raised planter beds. There is off-street parking and each apartment has a dedicated storage area in a purpose built storage building.

View

By appointment with Beirne & Wise t: 01 296 2444

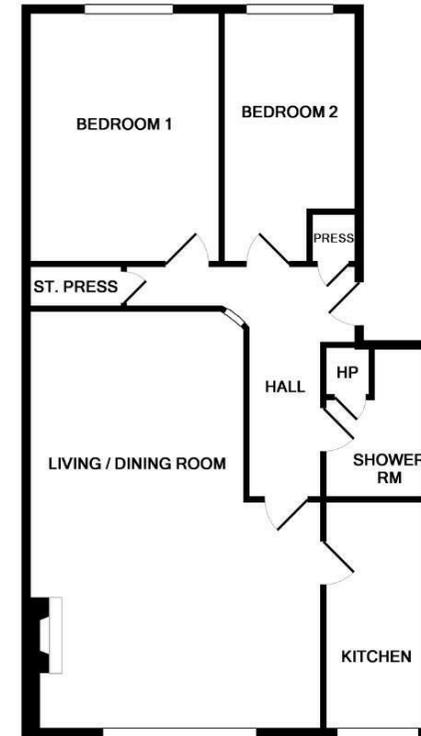
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