



4 Alexandra Court, Dundrum, Dublin 14, D14V7E7

82 m² / 883 ft²



DOUGLAS NEWMAN GOOD

DNG

4 Alexandra Court, Dundrum, Dublin 14, D14V7E7

You just won't get a better location than Alexandra Court. Only a few minutes walk from Dundrum Luas and village, yet nicely set back from the main road, this charming own hall door duplex apartment is a must see.

Highlights include plenty of living space. The sitting room has an elegant marble open fireplace and the kitchen has plenty of room for a table and chairs. There are two bathrooms, one on each floor and a truly handy utility room. Another brilliant feature of the apartment is its storage space. It comes with an outside storage space (under the front steps) that is big enough to store bikes. There is full access to the attic space via a handy pull down ladder and this attic space offers generous additional storage. Parking is plentiful and non designated

An annual service charge of c. €1100 is payable and we are informed that this includes building insurance, all external works to the property and the upkeep of the communal gardens.

Accommodation

Entrance Hall - Generous entrance hall, elegant ceiling coving and roses, attractive timber floor, fully functioning alarm

Kitchen 3.39m x 2.49m - Bright, front facing kitchen with ample floor and eye level storage units, double drainer sink, Bosch dishwasher, Bosch oven with electric hob and extractor fan over, tiled flooring

Utility Room 1.70m x 1.17m - Useful utility room with sink, Thor washing machine and Zanussi condenser dryer are included in the sale, tiled floor.

Guest Bathroom 1.75m x .73m - Convenient guest bathroom with WC, WHB
Sitting Room 5.80m x 3.55m - Spacious sitting room with feature marble fireplace (open hearth), handsome timber floors, ceiling coving, NTL point, door to useful under stairs storage

Bedroom 1 4.46m x 3.59m - Attractive front facing double bedroom with views towards the Dublin Mountains, four door built in wardrobe

Bedroom 2 4.53m x 3.57m - Spacious double bedroom, with built in wardrobe, NTL point

Outside - This attractive own hall door apartment is approached by a short flight of steps, which has a really useful and generous lock up storage area under (would fit bikes and suit cases)

The new owner will become a member of the Owners Management Company. The Owner will have to pay an Annual Service Charge, which many 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

Features

- Unbeatable location- within minutes of Dundrum LUAS, village and Shopping Centre
- Own hall door duplex apartment.
- Double glazed throughout.
- Two bathrooms
- Ample parking

BER: C3 BER No.108467846
EPI: 222.67 kWh/m²/yr



View By Appointment
Asking Price: €335,000

DNG Stillorgan
18 Lwr Kilmacud Road, Stillorgan, Co. Dublin
T: 01 283 2700 | E: stillorgan@dng.ie

Negotiator: Breffnie O'Kelly
087 257 4573

PSL 002049

DNG
DOUGLAS NEWMAN GOOD



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

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.