



BER C1

121 Southmede,
Ballinteer Road, Dundrum, Dublin 16, D16 VW71

60 m² / 646 ft²

dng.ie

DOUGLAS NEWMAN GOOD

DNG

121 Southmede, Ballinteer Road, Dundrum, Dublin 16, D16 VW71

121 Southmede is a bright and airy two bedroom apartment located on the ground floor. Presented in good condition with light filled accommodation throughout the property also has the benefit of a sunny westerly aspect and overlooks well maintained communal grounds.

Southmede is a premium development situated off Ballinteer Road within a short walk of the award winning Dundrum Town Centre, with its superb range of fashionable boutiques, coffee shops, restaurants and a wide range of schools. It also boasts easy access to the M50 and is served by numerous bus routes. Only a short stroll away is Dundrum Luas, catering for those who want quick and easy access to Dublin City Centre and its surrounds.

The accommodation briefly comprises of entrance hall, open plan kitchen/living room, two double bedrooms, hot press and, bathroom.

Viewing is highly recommended!

Accommodation

Hallway 5.05 x 1.40
Access to

Kitchen living room 5.48 x 5.27 max
Open plan kitchen living room with fitted kitchen, Neff oven and hob, Indesit washing machine, Zanussi fridge freezer, stone worktops.

Dual aspect living room with wood flooring, access to balcony

Bedroom 1 3.78 x 3.57
Double bedroom with built in wardrobe, wood flooring

Bedroom 2 3.79 x 2.37
Double bedroom with built in wardrobe, wood flooring

Hot press 1.10 x 0.77
Hot water cylinder, shelves storage

Bathroom 2.15 x 2.01
Bath with shower fixture, wc, whb, tiles floor, tiles walls.

Under the Property Services (Regulation) Act 2011 it is a Legal Requirement that all units advertised for sale in Ireland where there is a Management Company in place are required to outline the following: 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.

Features

- Bright & spacious ground floor apartment
- Extending to C. 60 sqm / 645 sq.ft.
- Westerly facing balcony overlooking communal gardens
- Designated car parking space
- Ample Visitor car parking
- Security intercom
- Gas fired central heating
- Dundrum Town Centre 5 mins walk
- Bus Routes: 17, 44, 44B, 44C, 48A, 75, 116, 117
- Luas 7 mins walk

BER: C3 BER No. 110400660
EPI: 157.71 kWh/m²/yr



View By Appointment
Asking Price: €375,000

DNG Stillorgan

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

Negotiator: William Bradshaw
0868056703

PSL 002049



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

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