

FOR SALE BY PRIVATE TREATY



13 Bodendale
Rathfarnham
Dublin 14

This is a One bedroom own door ground floor apartment which has been modernised and presented in walk in condition. The property is positioned in a quiet cul de sac off Glendoher Road just minutes walk from local shops and transport. The property offers private designated parking with lovely sunny communal gardens to the rear. The accommodation comprises entrance porch to hall. Living room with feature open marble fireplace, sliding patio door to gardens, bright modern kitchen with oven/hob, plumbed for washing machine, Double bedroom with built in wardrobes, new bathroom suite fitted with bath, electric shower, w.c. and w.h.b. The property is situated minutes drive from Rathfarnham Village and Rathfarnham Shopping Centre. Viewing by appointment.

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**McCOURTNEY
& SONS**

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Entrance Porch/hall 9'1" x 4'2" With oak timber floors.

Living room/
Kitchen 20'3" x 10'10" with feature marble open fireplace, sliding patio door to gardens. Kitchen fitted with oven/hob, plumbed for washing machine. Oak timber floors.



Bedroom 1 11'3" x 10'7" with modern fitted wardrobes.

Bathroom 8'7" x 4'7" Modern bath, electric shower, w.c. & w.h.b. Tiled.

Parking: Numbered parking spot

Gardens: Communal gardens with patio area just outside back door.



Some Features

- Minutes walk to Bus
- Walk in condition
- Gas central heating
- Double glazed windows

- Mature communal gardens
- Designated parking space
- Short drive to Rathfarnham Village
- Quiet residential area

Floor Area: c.467 sq.ft. (c.44sq.m.)

Viewing: By appointment only.

Service Charge: c.€900 per annum

Negotiator: Paul McCourtney, MIPAV, REV, MCEI.
PSRA licence No. 001006-001018

B.E.R. D1

B.E.R. No. 107276131

EPI: 245.15 kWh/m²/yr

Asking Price: Region €190,000