



30 Boden Heath, Boden Park, Rathfarnham, Dublin 16, D16 A032

Beirne
& Wise



For Sale By Private Treaty

This is a most appealing one bedroom apartment, well positioned on the second floor with a westerly aspect taking in the wonderful views of the surrounding greenery with the Dublin Hills in the foreground.

Built in 2006 by Park Developments this stylish apartment of 51 sq.m. (550 sq. ft.) approx. enjoys a pleasing sylvan setting in this small scale development of attractively designed apartments and houses. This owner occupied home is presented in walk-in condition and viewing is highly recommended.

Within minutes of the Dublin Hills, yet in the heart of suburbia there is a selection of excellent shopping at Knocklyon, Rathfarnham, Nutgrove and Dundrum - all within easy reach. The immediate proximity to the M50 allows good access to Dublin North and South, not forgetting the 15B bus route to the city centre.

Special Features

- Westerly orientation with lovely views
- Double glazed Rationel windows and doors
- Presented in excellent decorative order
- Lift
- Designated parking space with visitor parking
- Situated in quiet enclave with lovely landscaped gardens
- GFCH/Intercom
- Floor area 51 sq. m. (550 sq. ft.) approx.

Accommodation

HALL

L-Shaped with access to spacious Hot Press and;

LAUNDRY ROOM

With tiled flooring and plumbed for washing machine complete with overhead shelving.

LIVING / DINING ROOM

3.72m x 5.53m

This spacious room is bright and airy room with sunny aspect with access to balcony. Open to;

KITCHEN

1.78m x 2.19m

Good working kitchen with an array of contemporary floor and wall mounted units incorporating built-in oven, hob and extractor unit as well as an integrated dishwasher and fridge/freezer. There is co-ordinating tiled splash back with floor tiling and recessed lighting.



BEDROOM

3.49m x 3.34m

This is a generous double room with large picture window and extensive built-in wardrobes and open shelving.

BATHROOM

Well-appointed with recessed down lighters, extractor fan, partial wall tiling with co-ordinating floor tiling. The suite comprises w.c., w.h.b. and bath complete with thermostatic control valve and chrome towel radiator.

MANAGEMENT COMPANY

RF Property Management (www.rfpm.ie).

SERVICE CHARGE

€1,260 approx per annum (subject to review)

GARDENS

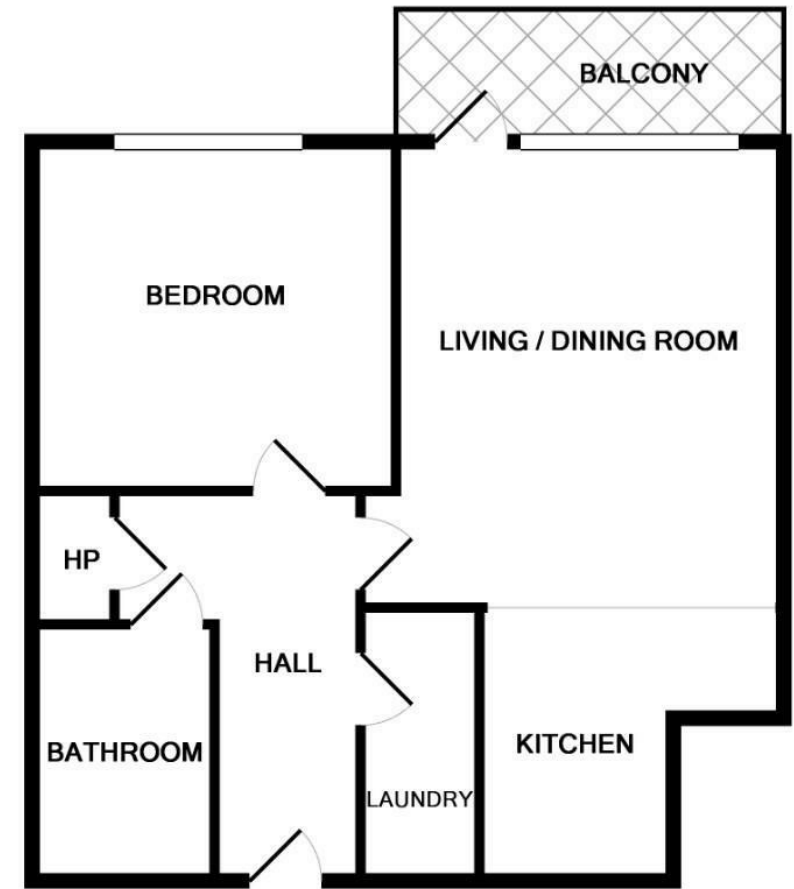
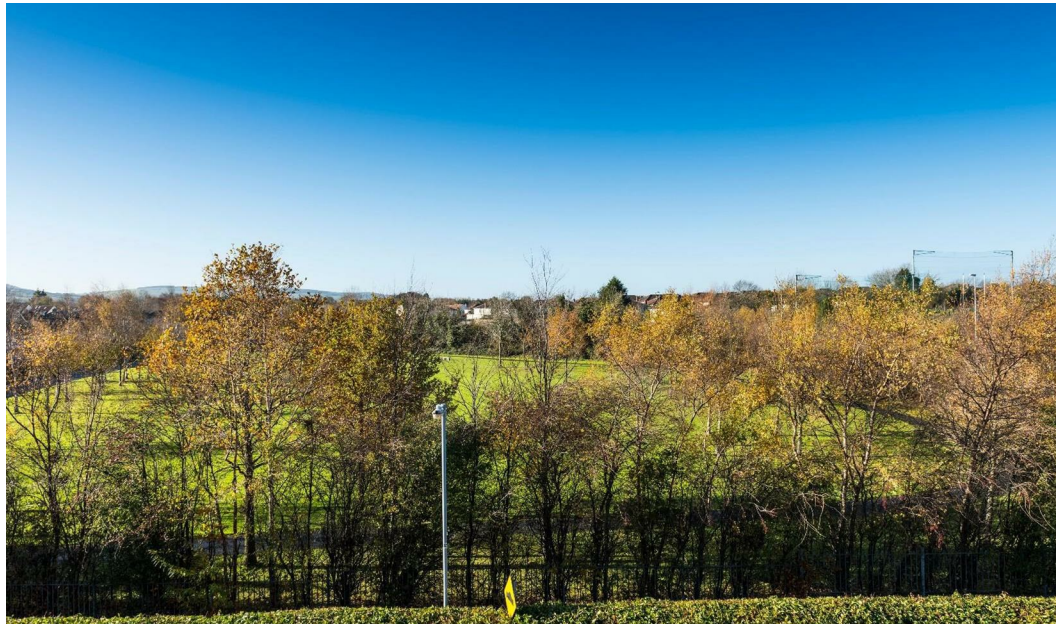
The communal gardens are nicely landscaped and well maintained with neat lawn areas, well-trimmed hedges, specimen trees and a selection of shrubs. There is a designated parking space, as well as visitor parking.

BER

Number: 110614864

Output: 181.77 kWh/m2/yr





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