



41 Fairview Close, Fairview, Dublin 3

78 sq.m

DNG Fairview
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Negotiator:
Wayne O'Brien
PSL 002049



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

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41 Fairview Close, Fairview, Dublin 3

DNG are delighted to bring to the market No. 41 Fairview Close, a stylish, third floor 2 bedroom apartment located in this exclusive development just off the Richmond Road. The property is presented in "walk-in" condition having been meticulously maintained by it's current owners and offers bright and spacious accommodation along with stylish decor and quality fittings throughout. This includes a spacious open plan living / dining room and kitchen, 2 large double bedrooms (master en-suite) and a bathroom. A private rooftop terrace is available to residents of this quality development.

Secure residents parking is also provided with an underground carpark and ample space for visitor parking. The property is sure to appeal to first time buyers, young , investors and those looking to downsize and live in this prime and prestigious location.

One is spoilt for choice with a host of local amenities and services on the doorstep of both Fairview and Drumcondra villages including local shops, churches, cafes, restaurants, pubs, sports and recreational facilities. You are also within 1.5km of Dublin city centre and Beaumont and Mater Hospitals, DCU and St Patrick's College which are all within 5 minutes driving distance as well as having easy access to the the M1, M50, Port Tunnel and Dublin Airport.

Viewing is highly recommended to appreciate this gorgeous apartment.

Accommodation

Hallway - 3.8m x 1.26m

Laminate floor, two storage presses and alarm panel.

Living Room/Dining Room - 5.02m x 3.84m

Bright and spacious open plan living and dining room with laminate flooring and large feature window.

Kitchen - 1.88m x 2.68m

Living/dining area open directly into modern style high gloss fitted kitchen complete with integrated hob/ oven and fan, washing machine/dryer, fridge freezer and dishwasher.

Bedroom 1 - 4.28m x 2.91m

Double room with quality laminate floor and built in wardrobes.

Bedroom 2 - 3.7m x 2.92m

Bright and spacious double room with laminate flooring and built in wardrobes. En suite off.

En-suite - 1.52m x 1.58m

Tiled floor and walls, shower cubicle, wash hand basin and wc. Recessed lights and extractor fan.

Bathroom - 2.2m x 1.77m

Tiled walls and floor, shower over bath, wc and wash hand basin, recessed lights, extractor fan

BER: C2

BER No. 111222808

Energy Performance Indicator: 195.24 kWh/m²/yr

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

- STUNNING & SPACIOUS 2 BEDROOM APARTMENT
- PRIME HIGHLY SOUGHT AFTER LOCATION JUST OF RICHMOND ROAD
- CLOSE TO HOST OF LOCAL AMENITIES AND SERVICES
- DOUBLE GLAZED SOLID WOODEN WINDOWS
- SOLID OAK FLOORING THROUGHOUT
- GAS FIRED CENTRAL HEATING
- STYLISH MODERN DECORATION
- FULLY ARMED
- BEAUTIFUL LANDSCAPED COMMUNAL GARDENS
- PARKING SPACE INCLUDED



View By Appointment

Asking Price: €275,000

