

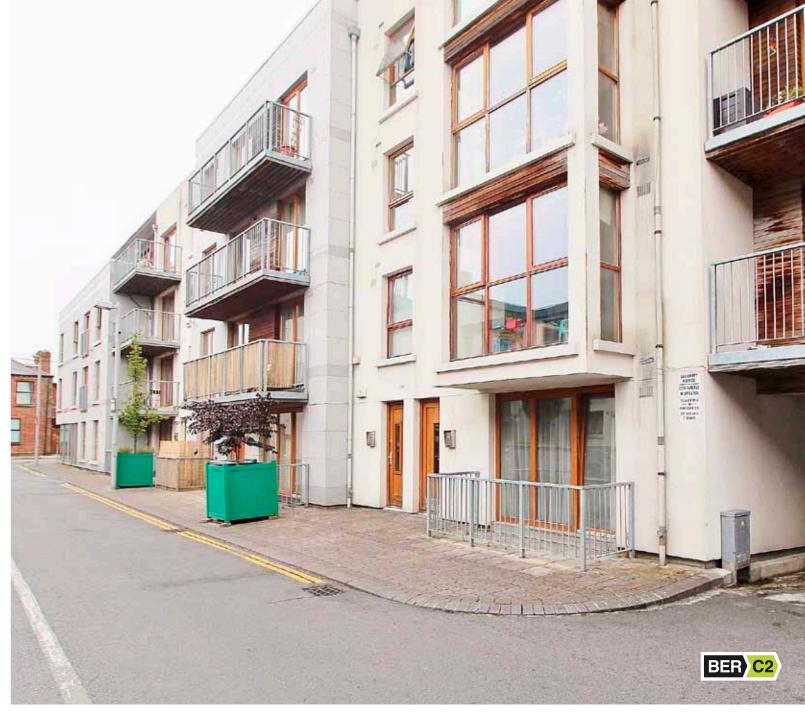


DNG Fairview 2 Malahide Road, Fairview, Dublin 3 T: 01 8331802 | E: fairview@dng.ie

Negotiator: Wayne O'Brien PSL 002049



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 represen tations 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.



41 Fairview Close, Fairview, Dublin 3

78 sq.m



DNG

dng.ie



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 diretly 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.

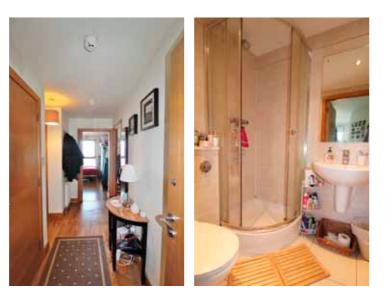
En-suite - 1.52m x 1.58m Tiled floor and walls, shower cubicle, wash hand basin and wc. Recessed lights and extractor fan.

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 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

- 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 ALARMED
- BEAUTIFUL LANDSCAPED COMMUNAL GARDENS
- PARKING SPACE INCLUDED

View By Appointment Asking Price: €275,000





