

For Sale By Private Treaty



**5 The Elm**

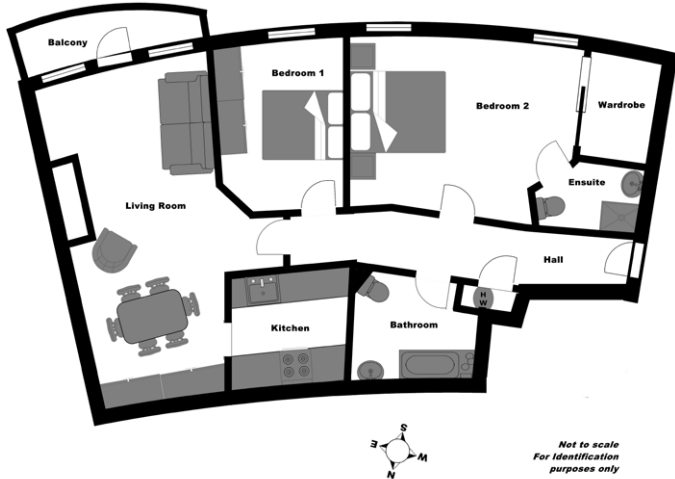
**Rockfield, Dundrum,  
Dublin 14**

**BER B2**

Two Bedroom First Floor Apartment  
c.79sq.m. / 850sq.ft.



**FINNEGAN  
Menton**



## Location:

The Elm is located beside Balally Luas station in Dundrum, the Rockfield Development is a short stroll from the Dundrum Shopping Centre and benefits from immediate access to the M50 motorway and the Sandyford Road. The Rockfield Development comprises 360 apartments in various blocks and was built in 2004.

## Description:

Elegant owner occupied luxury 2 bedroom apartment extending to c. 79 sq.m. / c.850 sq.ft. on the first floor with a sunny south facing balcony and car parking space.

This apartment is in excellent decorative condition and has been carefully maintained and has a new bathroom suite, very generous main bedroom, lots of built in storage cabinets and walk in wardrobe.



## Features:

- South facing balcony
- First floor apartment
- c. 79 sq.m. / 850 sq.ft.
- Excellent decorative condition
- Bright spacious apartment
- Beside Luas stop
- Gated apartment development
- Car parking included
- Extra storage put in by owners
- Bigger than normal master bedroom
- On site caretaker

Floor Area: c.79sq.m. / 850sq.ft.

## Entrance Hall

c.6.88m x 1.1m

Solid oak timber floor, smoke alarm, telephone point, visual intercom to the main door.

## Hotpress

Insulated tank and pumped water system. Shelving.

## Kitchen

c.2.36m x 2.47m

Cherry wood kitchen units including stainless steel cooker, hob and extractor fan, Zanussi washing machine, Indesit fridge freezer, Bosch microwave, dishwasher, splash back wall tiles, floor tiles.

## Living / Dining Room

c.6.46m x 3.47m

Feature electric fire heater, oak timber floor, TV point, coving, door to balcony, built in storage presses which conceal the dryer and larder storage press.

## Bathroom

c.2.23m x 2.42m

White bathroom suite comprising WC, whb, bath with chrome showerhead, glass bath screen, complete wall and floor tiling, recessed lighting, vanity mirror with shaving lamp, extractor fan.

This bathroom was completely renovated in November 2013.

## Bedroom 2 (Master)

c.3.68m x 4.54m

Very large double bedroom, TV and telephone points, built in walk in sliderobe with excellent storage and shelving.

## Ensuite

c.1.46m x 2.09m

White bathroom suite comprising WC, whb, shower with door, complete wall and floor tiling, vanity storage press with mirror, extractor fan.

## Bedroom 1

c.3.22m x 2.05m

Built in wardrobe, built in sliderobe.

## Outside

Balcony and car parking space.





### Directions:

Rockfield Apartments are behind an electric gate just beside the Balally Luas stop and the VHI Swiftcare Clinic, off Overend Way in Dundrum (opposite Dundrum Town Centre).

### Heating:

Gas fired central heating.

### Car Parking:

1 car parking space included.

### BER:

B.E.R.: B2 122.24kWh/m2/yr  
B.E.R. Number: 106999881

### Price:

On Application.

### Property Management:

Management Company: Riverrock Management Company Limited  
Management Agent: Smith Property Management  
Management Charge: €1,669 per annum

### Viewing:

By appointment only with sole agents Finnegan Menton  
Contact Glenn Burrell on 01 614 7900



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