

For Sale By Private Treaty



12 The Elm

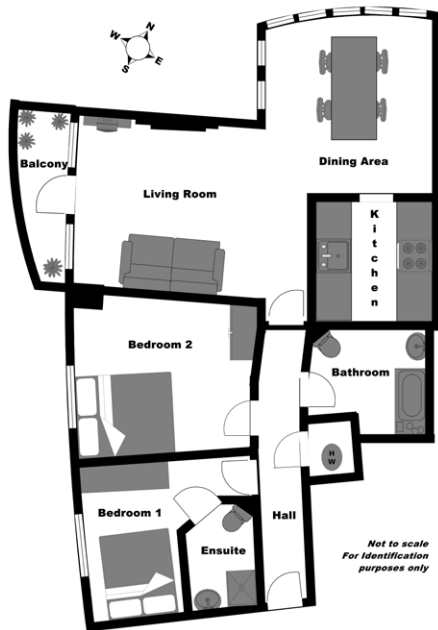
**Rockfield, Dundrum,
Dublin 14**



Two Bedroom Second Floor Apartment
c.75sq.m. / 810sq.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 Airfield Farm 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. 75 sq.m. / c.810 sq.ft. on the second floor with a south facing balcony and car parking space.

This apartment is in excellent decorative condition and has been carefully maintained and has recently been repainted throughout, new kitchen appliances and bathroom.



Features:

- All blinds, curtains & curtain poles included
- South facing balcony
- Second floor apartment
- c. 75 sq.m. / 810 sq.ft.
- Excellent decorative condition, all rooms recently repainted
- Child locks on windows & balcony doors
- Merbau Cherrywood semi-solid floor in Hall & Living / Dining room
- Bright spacious apartment
- Beside Luas stop
- Completely repainted
- Gated apartment development
- Gas boiler recently serviced
- Car parking included
- Extra storage put in by owners
- On site caretaker

Floor Area: c.75sq.m. / 810sq.ft.

Entrance Hall

c.5.53m x 1.19m

Semi-solid merbau cherrywood timber floor, smoke alarm, telephone point, visual intercom to the main door.

Hotpress

Insulated tank and pumped water system. Shelving.

Kitchen

c.2.37m x 2.32m

Painted white wood kitchen units including stainless steel whirlpool cooker, hob and extractor fan, Zanussi washer / dryer, Bosch fridge freezer, Zanussi dishwasher, splash back wall tiles, floor tiles, coving. All appliances were new in 2014.

Living / Dining Room

c.3.34m x 4.64m (Living Room)

c.3.62m x 3.22m (Dining Room)

Custom made ornamental fireplace, semi-solid merbau cherrywood timber floor, TV point, coving, door to balcony, large mirror included. Dimmer switch lighting in both areas. Light fitting not included in the Living / Dining area.

Bathroom

c.2.45m x 2.33m

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

Bedroom 1 (Master)

c.3.66m x 3.68m

Large double bedroom, TV and telephone points, built in wardrobe, white laminate timber floor, remote control dimmer switches.

Ensuite

c.2.08m x 1.45m

White bathroom suite comprising WC, whb, shower with new doors, complete wall and floor tiling, mirror, extractor fan, chrome towel rail. Ensuite retiled in 2013.

Bedroom 2

c.3.44m x 3.07m

Built in wardrobe, white laminate timber floor, remote control dimmer switches.

Outside

Balcony and car parking space (Permit System)





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 space included. (Permit System)

BER:

B.E.R.: B3 139.5kWh/m²/yr
B.E.R. Number: 107212730

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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