



46 THE ROWAN

ROCKFIELD, DUNDRUM, DUBLIN 14

A well presented second floor , 2 bed apartment
c.72.8sq.m. (785sq.ft.)



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Property

A well presented second floor, 2 bed apartment c.72.8sq.m. (785sq.ft.) situated within the landscaped grounds of the Rockfield Development. This bright and spacious apartment offers its new owner an opportunity to locate to the popular suburb of Dundrum.

The apartment opens up to a large double master bedroom with ensuite, fitted wardrobes and extra storage. The living room has a featured electric fire and private balcony. A breakfast area off the kitchen provides an outlook of the landscaped development.

Location

The apartment is located in Rockfield which was built by Gannon Homes in 2004. No. 46 The Rowan is situated beside the Balally Luas Station which provides access to Dublin City Centre (15 minutes journey). The Development is a short stroll from Ireland's premier shopping destination known as Dundrum Shopping Centre. Rockfield is well served by public transport with easy access to the M50 motorway and the Sandyford Road.

Features

- Situated beside Balally Luas Stop & Dundrum Town Centre.
- Second floor apartment.
- 1 Car parking space.
- Bright and spacious.
- Landscaped garden.
- Private balcony.
- Master ensuite.
- Integrated kitchen appliances.
- On site caretaker.



BER

B.E.R.: C1 169.08kWh/m²/yr
B.E.R. Number: 107373458

Viewing

By appointment only with sole agents Finnegan Menton.
Contact David Rowe or Glenn Burrell 01 614 7900.

Accommodation Floor Area: c.72.8sq.m. / 785sq.ft.

Entrance Hall

c.1.1m x 6.85m

Solid timber floor, visual intercom system.

Living Room

c.3.20m x 4.95m

Feature electric fire heater, timber flooring, TV point, door leading to balcony. Concealed Press for gas fired boiler.

Kitchen

c.2.52m x 1.89m

Cherrywood kitchen units including stainless steel sink, cooker, hob and extractor fan, integrated fridge and fridge / freezer, plumbed for washing machine and dishwasher. Splash back tiled, wall tiles and floor tiles.

Dining / Breakfast Area

c.3.83m x 3.26m

Timber flooring, window overlooking landscaped gardens.

Master Bedroom

c.2.67m x 4.43m

Very large double bedroom, tv, telephone point, built in wardrobes, carpet.

Master Ensuite

c.1.72m x 1.87m

Tiled floor, tiled walls, whb wc, shower with door, complete wall and floor tiling, mirror and extractor fan.

Bedroom 2

c.2.35m x 3.8m

Built in wardrobe, carpet.

Bathroom

c.2.71m x 1.79m

Tiled floor, part tiled walls, wc, whb, mirror with shaving lamp, recessed lighting. Bath with shower attachment, extractor fan and Creda heater.

Hotpress

Insulated tank and pressure pump system, shelving.

Property Management

Management Company: Riverrock (Rockfield) Management Ltd.
Management Agent: Smith Property Management
Management Fee: €1,669 per annum

Price

On Application.