

12 ROSEVALE

Howth Road, Dublin 5

FOR SALE



BER D2

12 ROSEVALE



No. 12 is a spacious apartment extending to approximately 65 sq. m. / 700 sq. ft. of well-appointed and light filled accommodation with the added benefit of secure parking



ACCOMMODATION



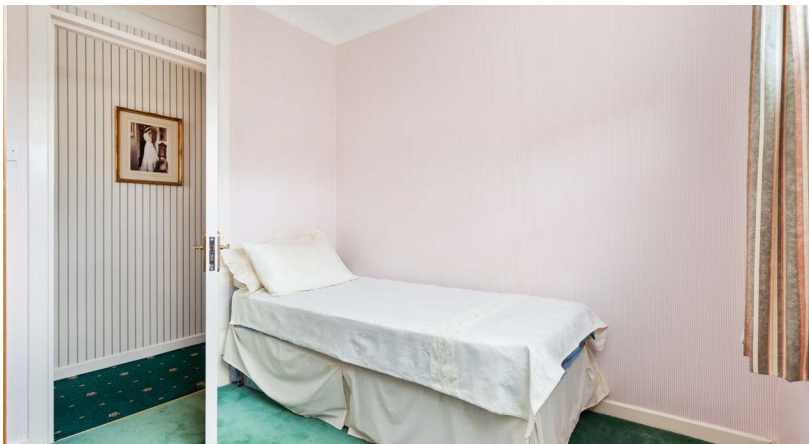
The Communal entrance hallway with stair access leads to the top floor. The front door opens into the entrance hall providing access to all accommodation. The open living / dining room is a generous size with two large windows overlooking the well-tended communal gardens

The galley style kitchen is fitted with wall and floor units complemented with with gas hob, fridge, washing machine and integrated freezer. There is a double bedroom and a single, both are fitted with built in closets. The main bathroom is fitted with an electric shower. The apartment is presented well throughout however parts of the property would now benefit from some cosmetic updating.



ACCOMMODATION

There are PVC double glazed windows and gas fired central heating. The property benefits from ample storage throughout and a drop down ladder for attic access



GROUNDS & LOCATION

Rosevale is accessed via secure electric gates with an in and out entrance. The manicured landscaped communal gardens are certainly a feature of this development. Parking in the development is communal.

Situated just off the Howth Road, this convenient address is adjacent to many wonderful amenities. The entrance to St. Anne's Park is just across the road making it an idyllic location for runners, walkers and general outdoor enthusiasts. There is a great selection of shops and restaurants in the area.

A choice of Dart Stations (Raheny & Harmonstown) and Bus services also provide quick and convenient access to East Point, IFSC, Docklands and the City Centre.



FEATURES

- Gas Fired Central Heating
- Glazed uPVC Windows
- Secure Gated Community
- Top Floor Apartment
- Resident & Visitor Parking
- Annual Service Charge €2,100



DETAILS

BER: D2 | **BER Number:** 113215974

Energy Performance Indicator:

262.1 kWh/m²/yr

Approx. Size: 65 sq. m. / 700 sq. ft.

Viewings: By Appointment / Virtual Viewing

THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

CONTACT



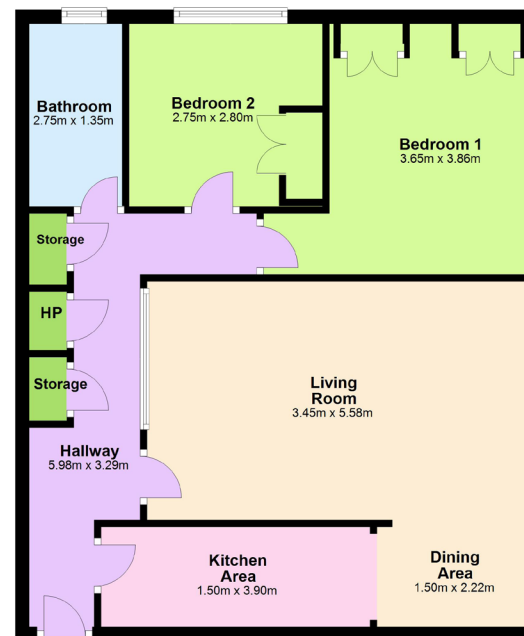
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FLOOR PLANS

Apt 12



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to this important notice.



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PSRA Registration Number:
001880

Subject to Contract/ Contract
Denied/ Without Prejudice

CONDITIONS TO BE NOTED

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