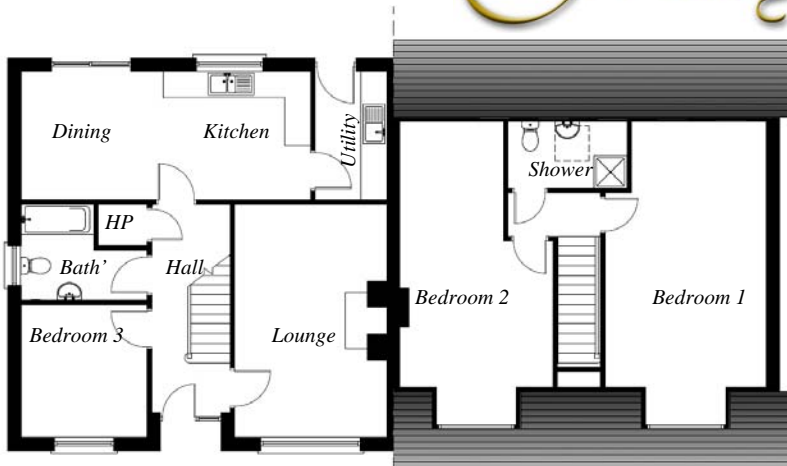


# Rathmount

Seafield Road, Blackrock



## The Friary



### GROUND FLOOR FIRST FLOOR

#### SPECIAL FEATURES:

- Spacious Living in a prestigious low density development
- Maintenance free white marble chip exterior finish
- Solid oak fireplace with slate hearth
- Traditional Construction achieving BER Energy Rating B.
- Asphalt driveway

122.3 sq m (1316 sq ft) approx.

#### GROUND FLOOR

Lounge.....	5.35m x 3.5m (17'6" x 11'6")
Kitchen.....	3.39m x 2.95m (11' x 9'8")
Dining.....	3.26m x 2.95m (10'8" x 9'8")
Utility.....	2.95m x 1.65m (9'8" x 5'6")
Bedroom 3.....	2.9m x 3m (9'8" x 9'10")
Bathroom.....	2.2m x 1.7m (7'2" x 5'6")

#### FIRST FLOOR

Bedroom 2.....	5.1m x 3.5m (16'8" x 11'6")
Bedroom 1.....	5.1m x 3.7m (16'8" x 12'1")
Bathroom.....	1.54m x 2.73m (5' x 8'11")

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Configurations of kitchens, bathrooms and wardrobes etc. may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property.

Artist's impressions and photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate.