

**FOR SALE BY PRIVATE TREATY**



**78 Ballsbridge Wood, Ballsbridge, Dublin 4**

## Description

Wonderful west facing three bedroom apartment situated on the 3<sup>rd</sup> floor of this upmarket awarding O'Malley Homes development. Ballsbridge is rightly regarded as the premier address in Dublin. A range of top cafes, restaurants, shops and parks are literally on the doorstep as are some of the capitals top schools. The eagerly awaited new stadium at Landsdowne Road is around the corner and Ballsbridge Wood has private access to Landsdowne Dart Station.

This superb home boasts a host of features including secure parking, a spacious and light filled interior, solid timber flooring, top of the range Allmilmo kitchen and ample storage. The well presented interior comprises of a hall, livingroom, kitchen/dining, three bedrooms (master en-suite) and a bathroom. Really has to be inspected to appreciate the sense of space and light. Call us today to arrange.

## Location

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## Features

- Fantastic location in Dublin 4
- Award winning O'Malley Homes development
- West facing
- Private access to the Dart station
- Secure parking
- Bright and spacious interior
- Generous balcony
- Top of the range Allmilmo kitchen with integrated appliances
- Upmarket development
- Ample storage
- Built in wardrobes
- Well maintained
- Superbly located
- Gas fired central heating
- 3<sup>rd</sup> floor
- Intercom

## Floor Area

Approximately 95 sq m



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## Accommodation

### Hall: 7.72m x 1.39m

Inviting hall with a closet

### Livingroom: 5.4m x 3.9m

Bright and spacious room featuring a generous west facing balcony, marble surround fireplace with a gas fire, solid timber flooring and coving & centre piece

### Kitchen: 4.72m x 3.98m

Fabulous Allmilmo kitchen with integrated appliances, marble work tops and an American style fridge. Also includes a travertine marble tiled floor and a bay window.

### Bedroom 1: 4.25m x 3.33m

Double bedroom with built in wardrobes and a shower en-suite (2.41m x 1.56m)

### Bedroom 2: 3.02m x 2.6m

Double bedroom with a fitted wardrobe

### Bedroom 3: 4.13m x 3.96m

Large double bedroom with a fitted wardrobe

### Bathroom: 2.22m x 1.47m

White three piece suite with floor tiling and a Mira shower.



## Price

On application

## Viewing

By private appointment

## Negotiator

Owen Reilly

