



4 Ardoyne Mews,
Off Pembroke Park, Ballsbridge, Dublin 4

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For Sale by Private Treaty

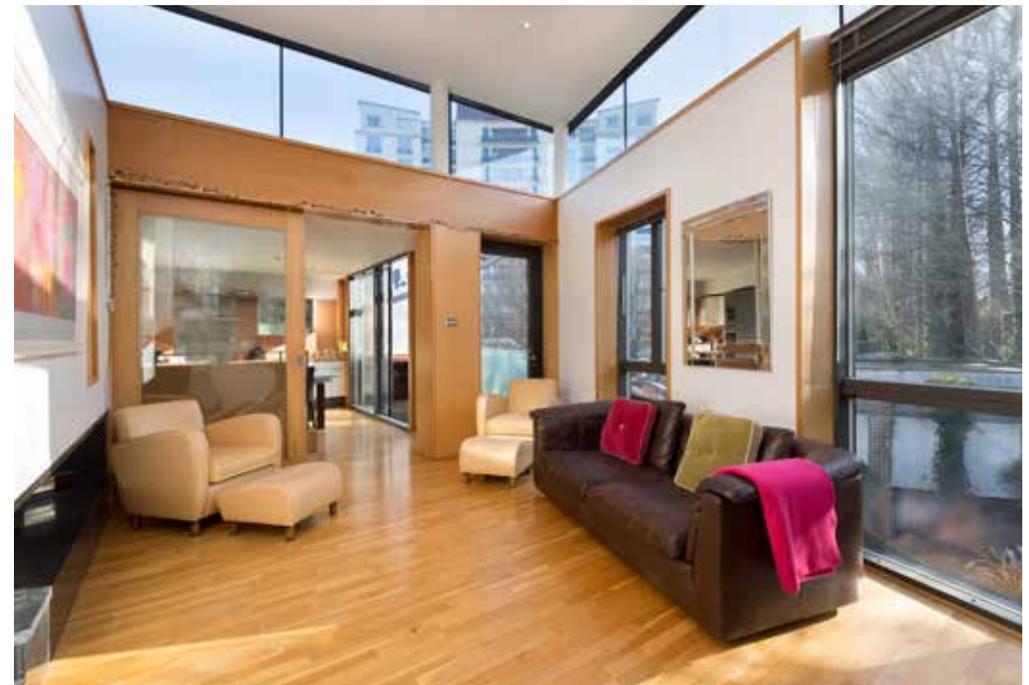
A beautifully presented modern mews finished to the highest of standards, situated in this superb and private development, just off Pembroke Park.

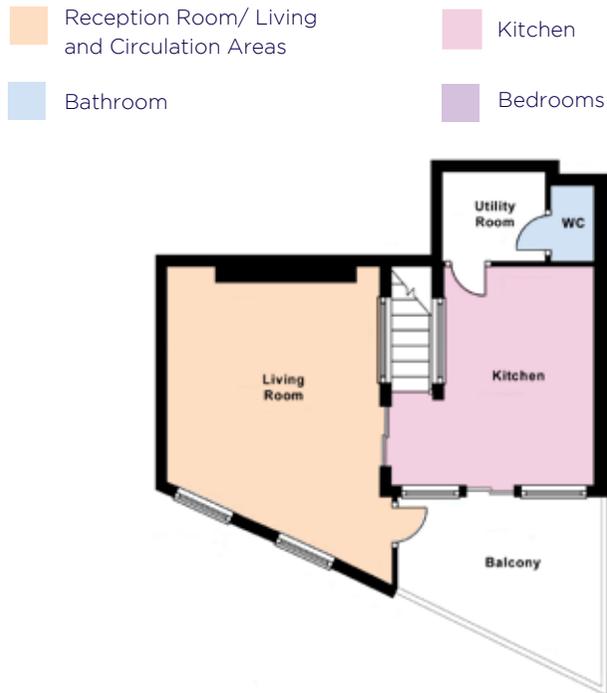
Description

Ganly Walters is delighted to present 4 Ardoyne Mews to the market, situated in this exclusive development of just 8 mews houses which just off Pembroke Park in the heart of Dublin 4. The mews is beautifully presented to a high modern standard and boasts gorgeous natural light throughout. Upon entering on the ground floor, there are two double bedrooms, the master being ensuite both with fitted wardrobes. Additionally, there is main bathroom with bath/shower and substantial storage on the ground floor. Proceeding up to the first floor there is solid oak wooden staircase with a roof window flooding the stairwell with light.

There is a contemporary custom designed fully fitted kitchen-cum-dining room with Neff and Bosch appliances. Adjoining this there is a substantial a south facing balcony perfect for al fresco dining which can be accessed from both kitchen and living room. A large feature glass sliding door separated the kitchen area from the living area. The living area has a modern gas fire and wonderfully high ceilings with floor to ceiling windows providing beautiful natural light. At the rear of the kitchen there is a utility room with Bosch washer/dryer, storage units and a first floor WC. There is underfloor heating throughout the property which is controlled by separate room zones. Outside the development is surrounded by mature trees and shrubs. There are two parking spaces with the property.

Located in this very desirable residential enclave, 4 Ardoyne Mews is surrounded by a wealth of shopping educational and recreational amenities. Situated just off Pembroke Park and Clyde Road, 4 Ardoyne mews is nestled between St Conleth's College and Herbert Park midway between Donnybrook and Ballsbridge villages. Both of these urban areas comprise of ample amount of cafes bars, shops, restaurants and public transport facilities. The property is within walking distance of Grafton Street, Leeson Street, and Ranelagh Village. It is approximately, 1.4KM to Lansdowne Road DART station, 1.3KM to Ranelagh Luas Stop, and 500m to the 46A bus route on Bloomfield Avenue.





Accommodation

Approx. 102.0 sq.m (1098 sq.ft)

Entrance Hall (4.72m x 2.16m) Intercom * Wooden Flooring * Ample Oak Storage Cupboards * Beautiful Glass Panelling *

Master Bedroom (4.29m x 4.01m) Wooden Flooring * Fitted Wardrobes * Recessed Lighting * Dual Windows *

Ensuite (2.01m x 1.98m) WC * Wall Mounted WHB * Shower Cubicle * Recessed Lighting * Tiled Floor *

Bedroom 2 (3.71m x 4.42m) Wooden Flooring * Fitted Wardrobes * Recessed Lighting *

Bathroom (2.36m x 2.21m) Bath with Overhead Shower * Wall Mounted WHB * WC * Recessed Lights * Hot-Press * Large Mirrors * Tiled Floor*

Kitchen Area (2.15m x 3.53m) Modern Fitted Kitchen * Bosch Electric Hob * Neff Integrated Oven & Microwave * Neff Fridge/Freezer * Neff Stainless Steel extractor Fan * Blanco Stainless Steel double sink * Floor to Ceiling Patio Doors * Solid Wood Floor *

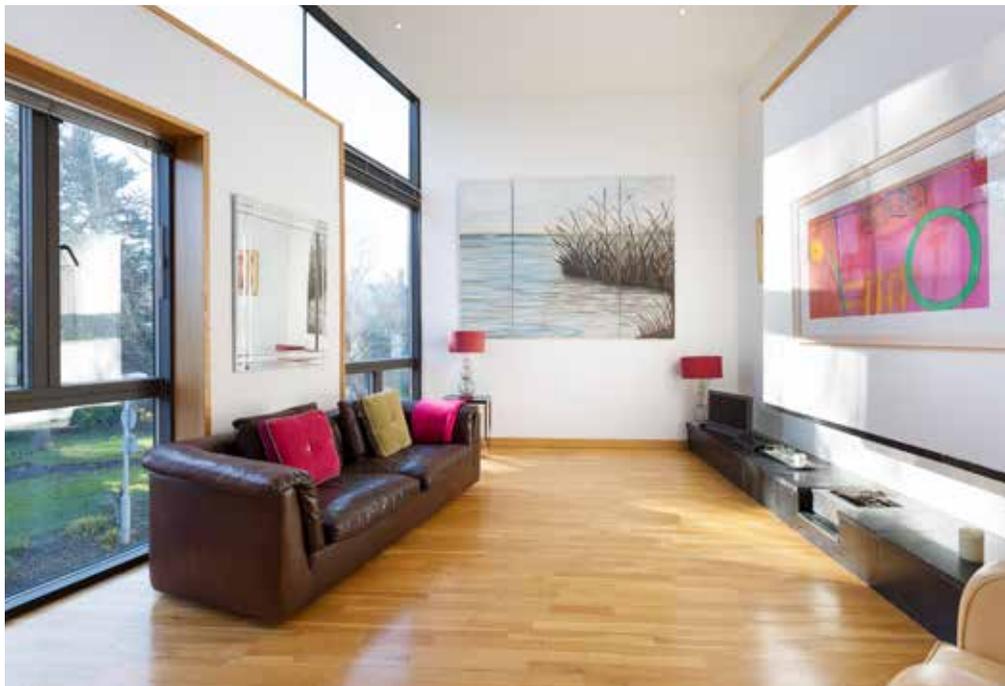
Sitting Room (5.11m x 4.83m) Sliding Double Doors Between Kitchen & Sitting Room * High Ceilings * Modern Gas Fireplace with Granite Hearth * Glass Door to Balcony * Solid Wood Floor *

Utility Room (2.39m x 1.52m) Stainless Steel Sink * Bosch Washer / Dryer * Built-In Storage Units * Door to WC *

WC WC * WHB * Extractor Fan *

Features

- Architecturally designed Mews
- Solid wooden floors throughout
- Underfloor Heating
- Abundance of natural Light
- Utility room
- Designer Kitchen
- High-end appliances
- Video Intercom
- High ceilings throughout
- Substantial south facing balcony
- Parking
- Expertly maintained development



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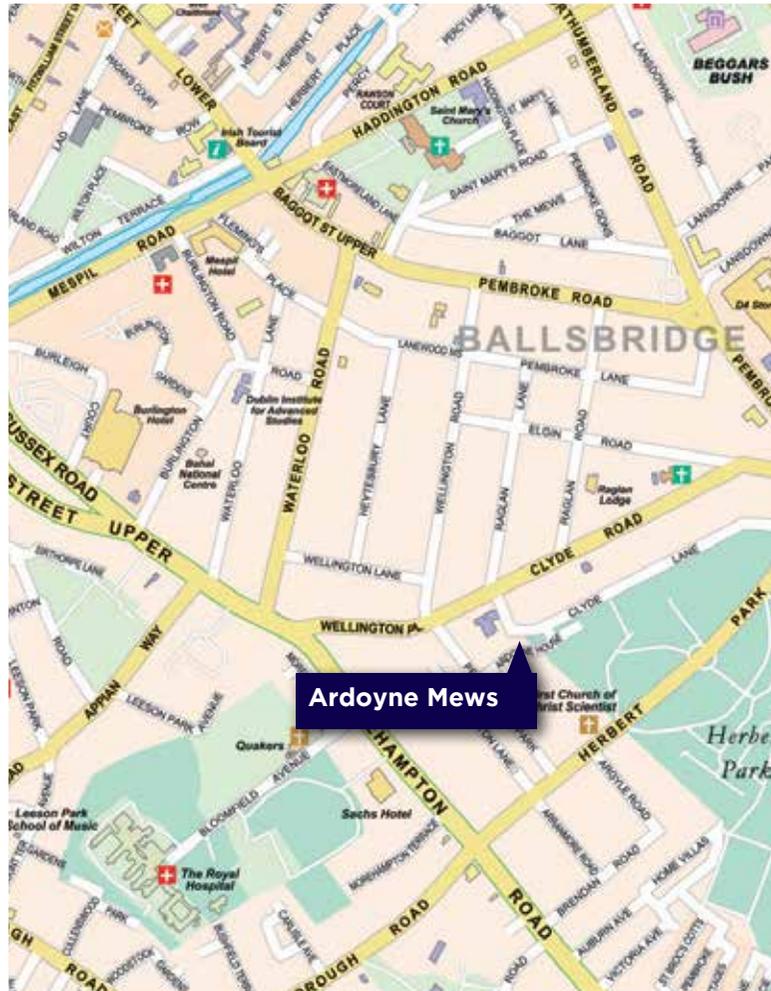


PSRA No: 001896

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Management Company

Management Company: ArdMews Management Ltd Service Charge: €2600 per annum*

Directions

Ardoyne Mews is situated off Pembroke Park, at the Clyde Road Junction. Driving from Clyde road towards Pembroke Park the development is situated on the left hand side, accessed between two stone pillars marked Ardoyne House.

Viewing

Strictly by Appointment

BER Details



BER No: 108407396
EPI: 275.57 kWh/m²/yr