

**For Sale by Private Treaty**



## **20 Courtney House, Appian Way, Ranelagh, Dublin 6**

Superbly located two-bedroom apartment presented in excellent condition.  
Approx. 49sq.m/527sq.ft.

**Asking Price €365,000**



BER No. 105007538  
EPI: 294.42 kWh/m<sup>2</sup>/yr

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## Description

Lansdowne Partnership is delighted to present this charming two-bedroom apartment offering bright and spacious accommodation, ideally located in one of the most sought-after areas of South Dublin. The accommodation which extends to 49sq.m is well-proportioned and briefly comprises entrance hall, bright livingroom/dining area and fully fitted kitchen. There are two double bedrooms with fitted wardrobes and shower room. This property has the added benefit of residents parking. This is a fantastic opportunity for first time buyers, those looking to trade down or those looking for an excellent investment in a highly sought-after location.

## Location and Amenities

The location is second to none within just a short stroll to the villages of Ranelagh, Donnybrook, Ballsbridge and St. Stephens Green. There is a vast array of boutiques, restaurants, shops and bars all within a stones throw. The LUAS at Ranelagh is within an easy walk providing ease of access to the City Centre and south to Dundrum Town Centre and beyond. Ranelagh is without doubt one of the most popular and sought-after residential suburbs in Dublin with Donnybrook Village also just a short stroll away.

Viewing highly recommended.

## Accommodation

**Entrance Hall:** 2.87m x 1.65m (9'4" x 5'4")

Laminate timber flooring, intercom and storage cupboard.

**Living Room:** 2.87m x 3.34m (9'4" x 10'9")

Laminate timber flooring with picture window enjoying bright orientation.

**Kitchen:** 2.26m x 3.28m (7'4" x 10'7")

Fully fitted with a range of fitted press units, stainless steel sink unit, electric hob and oven and tiled splashback and plumbed for washing machine and fridge, tiled floor.

**Bathroom:** 2.21m x 2.42m (7'2" x 7'9")

Step in tiled shower with shower door, whb, wc, tiled floor.

**Bedroom 1 :** 2.47m x 3.44m (8'1" x 11'2")

Laminate timber flooring, fitted wardrobes.

**Bedroom 2:** 2.52m x 3.44m (8'2" x 11'2")

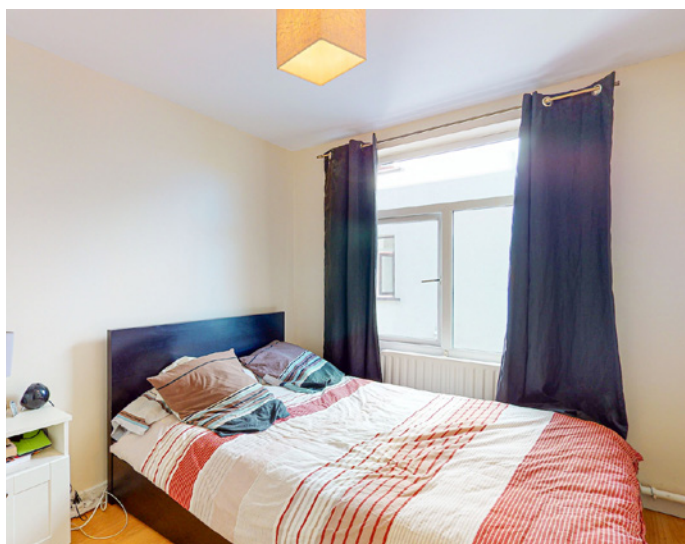
Laminate timber flooring, fitted wardrobes.





### Property Features

- Highly convenient location and just a short stroll to Ranelagh and St. Stephen's Green
- Presented in excellent condition
- Residents Car parking
- Communal gas fired central heating system and hot water
- Located close to a host of amenities
- Wonderful light filled well-proportioned accommodation approx. 49sq.m/527sq.ft
- Annual service charge approximately €2510 per annum to include sinking fund, central heating and hot water

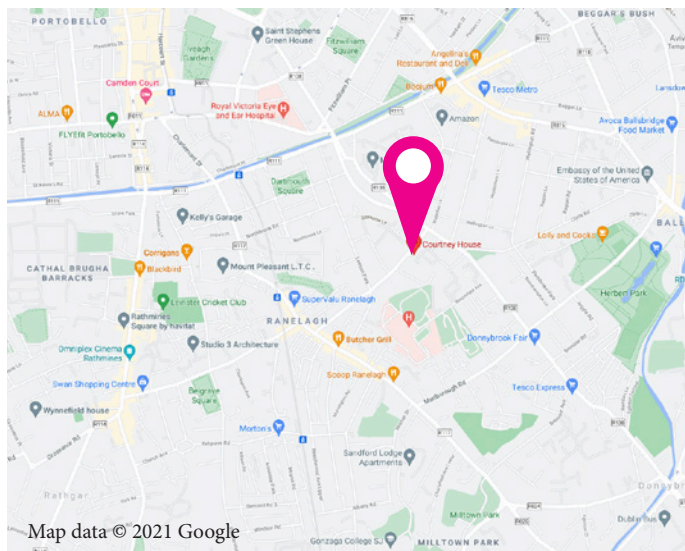
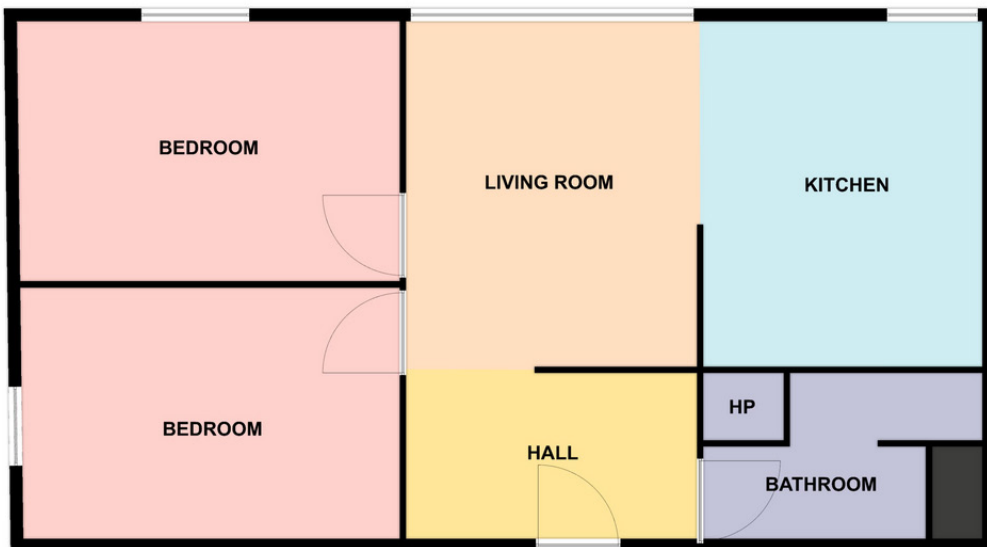




## Floor Plans

Not to scale.

For illustration purposes only



## Directions

Directions Travelling from Donnybrook Village on Morehampton Road heading towards the city centre, continue straight until you reach Leeson Street Upper, take the first left turn at the lights onto Appian Way and Courtney House is on the left hand side.

## Management Company:

Byrne and Moore Property Consultants

## Service Charge:

c.€2510 per annum

**Lansdowne**  
Partnership  
ESTATE AGENTS

PSRA Licence No 002608

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