

4 THE OAKS, HERBERT PARK LANE

Ballsbridge, Dublin 4



Superb Dublin 4 Location

BER D1

Superior quality garden level one bedroom apartment with sunny south west aspect in prestigious development in the heart of Ballsbridge.





THE PROPERTY

Superior quality garden level one bedroom apartment with sunny south west aspect in prestigious development in the heart of Ballsbridge.

Beside Herbert Park, the RDS, Herbert Park Hotel and convenient to all amenities of Ballsbridge, Donnybrook, Sandymount and the south city, including shops, restaurants, hotels, colleges, UCD campus, bus routes and the DART, sports and leisure facilities, employment centres.

No.4 extends to 43 sq.m. / 463 sq.ft comprising entrance hall, livingroom and dining area, fitted kitchen, double bedroom and bathroom, sun balcony and carspace.

ACCOMMODATION SCHEDULE

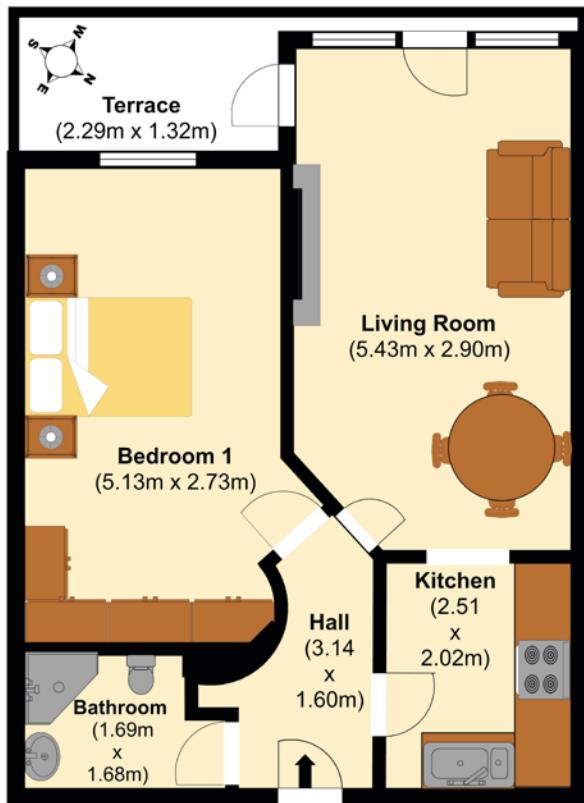
Hallway: With hotpress storage

Living / Dining Room: 5.43m x 2.90m
Bright room with feature fireplace. Access to balcony.

Kitchen: 2.51m x 2.02m
Kitchen with a full range of presses and built-in appliances.

Bedroom: 5.13m x 2.73m
Large master with extensive built-in wardrobes

Bathroom: 1.69m x 1.68m
Tiled with quality sanitary ware



Floor Area
c 43 Sq Mtrs / 463 Sq ft
(excluding 4 sq mtrs of terrace)

*Not to scale
for identification
purposes only*





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LOCATION MAP

TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment

BER Details:

BER D1

BER No. 110843919

Energy Performance Indicator: 256.42 kWh/m²/yr



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