

For Sale by Private Treaty



Apt 57 Adair, Sandymount Avenue, Sandymount, Dublin 4, D04 E402

Superb two bedroom first floor apartment located in this prestigious location.

Approx. 57sq.m/613sq.ft.

Asking Price €395,000



BER No. 109598755
EPI: 234.48 kWh/m²/yr

T: 01 66 01 922

E: info@lansdownepartnership.ie

www.lansdownepartnership.ie



Description

Lansdowne Partnership is delighted to bring to the market for sale by Private Treaty this superbly located 2 bedroom first floor dual aspect apartment in a mature, low density, much sought after residential development on Sandymount Avenue.

57 Adair is a sunny, well maintained, bright and spacious first floor apartment with private car parking and presents a great opportunity for anyone seeking a home in this much sought after area within close proximity to the City Centre, Ballsbridge and Sandymount Villages.

Accommodation briefly comprises: entrance hallway leading to a bright combined living/dining area and adjoining kitchen. The two double bedrooms are spacious with picture windows providing natural light to both rooms. The bathroom with bath and power shower completes the layout of the apartment. Externally there are mature gardens, ample parking, bin stores and bicycle stores.

The area is extremely well serviced with many transport links which include Sandymount Dart station (230m), bus routes and Aircoach service. Both Ballsbridge and Sandymount Village are a short distance and offers a wide choice of artisan shops, cafes and bars. The property is also close to Merrion Shopping Centre, St Vincent's Hospital and Blackrock Clinic. There are many well-known primary and secondary schools in the area. Sporting facilities include Pembroke Cricket and Rugby Clubs, Fitness and Tennis clubs, the Aviva Stadium and the RDS are all in the area. The property is close to the business

and entertainment hub of Ballsbridge and Sandymount. This includes the new Facebook Headquarters due open in 2022, making 57 Adair a desirable location for many.

Viewing is highly recommended.

Accommodation

Hall - c. 3.09m x 0.87m (10'1" x 2'8")
Wooden floor. Security intercom.

Living/Dining Area - c. 4.23m x 3.36m (13'8" x 11'1")
Wooden floor, t.v. point. Hotpress and storage. Tv point and phone point.

Kitchen - c. 2.10m x 1.92m (6'8" x 6'3")
Range of built-in units. Expelair.

Bedroom 1 - c. 5.10m x 2.78m (16'7" x 10'4")
Wooden floor.

Bedroom 2 - c. 3.86m x 2.78m (12'6" x 10'3")
Wooden floor. Fitted wardrobes.

Bathroom - c. 2.02m x 1.88m (6'6" x 6'1")
W.c., whb. Bath with power shower.

Outside

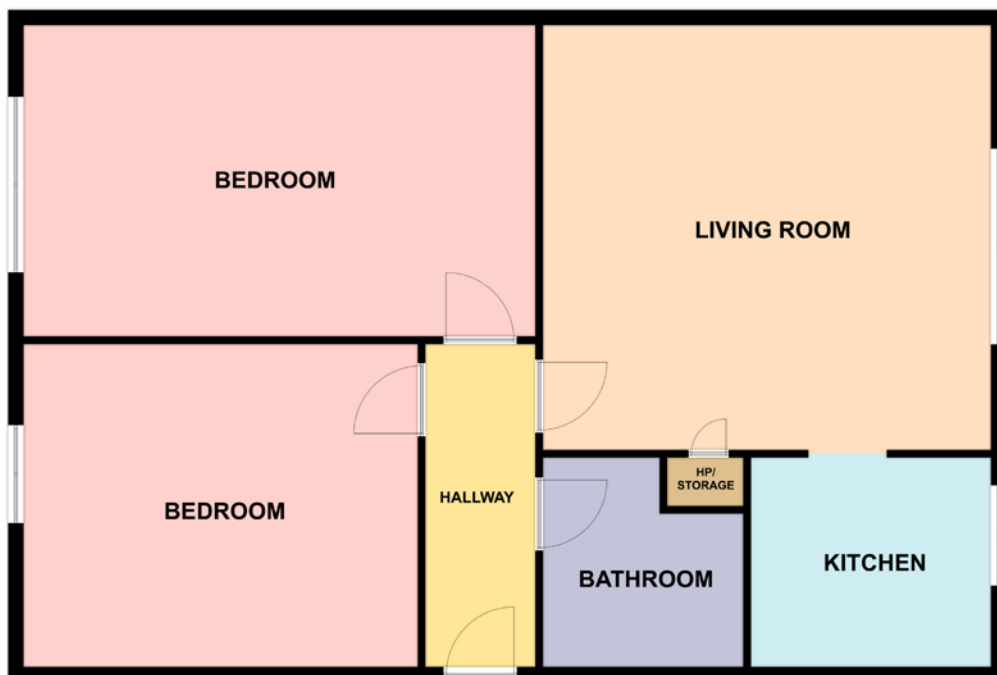
Communal gardens. Communal parking



Property Features

- Superbly presented 2 bedroom first floor apartment
- Excellent condition throughout
- Double glazed windows
- Ideally located in the heart of Dublin 4
- The DART is within walking distance
- Electric and storage heating
- The property is close to all local amenities
- Excellent investment opportunity
- Extending to approx. 57sq.m/613sq.ft.

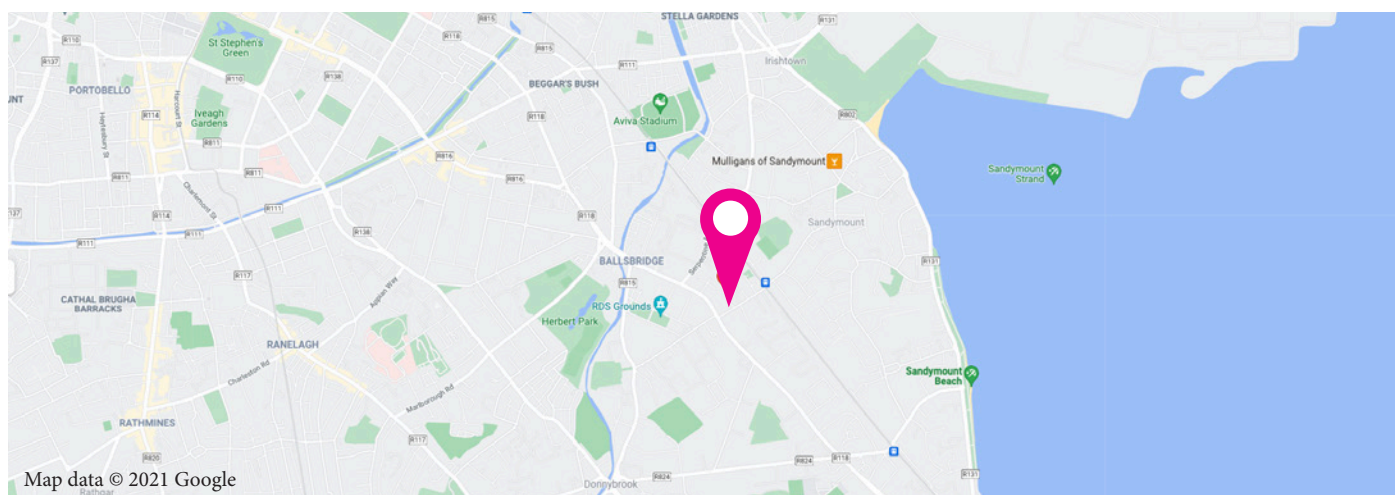




Floor Plans

Not to scale.

For illustration purposes only



Directions

Driving along Sandymount Avenue from the Merrion Road side, just on the left is Spafield Terrace. The Adair Apartments are adjacent to this road, opposite Prince of Wales Terrace.

Management Company

Wyse Property Management

Service Charge

c. €1430 per annum

Lansdowne
Partnership
ESTATE AGENTS

PSRA Licence No 002608

Head Office
21 Mespil Road,
Ballsbridge,
Dublin 4

Blackrock Office
12 Rockhill,
Main Street,
Blackrock,
Co. Dublin

Peter Keaveney BSc Hons MIPAV
Senior Negotiator
Blackrock Office
PSRA Licence No. 002608-002033
E: peter@lansdownepartnership.ie
M: +353 (0) 86 065 5323
T: + 353 (0) 1 660 1922

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