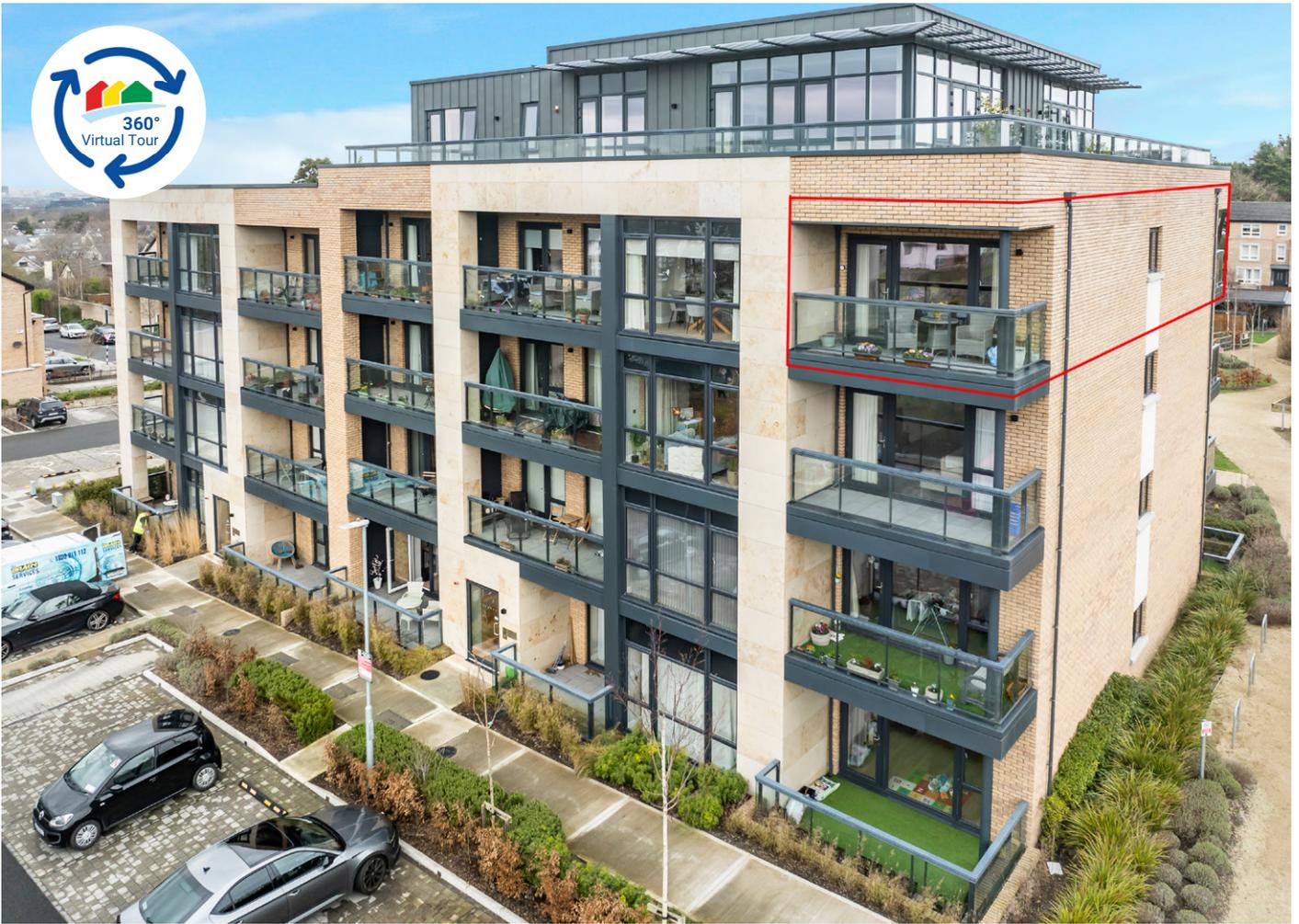


# 87 ARDILEA CRESCENT, Ardilea, Dublin 14, D14 A9T0



## Stunning Three Bedroom Apartment



Stunning A2-rated, west-facing 3-bedroom apartment on the third floor of Ardilea Crescent Apartments, Clonskeagh





## THE PROPERTY

- Located in the highly sought-after Ardilea Crescent, this exceptional A2-rated three-bedroom apartment offers energy-efficient, stylish living in the heart of Clonskeagh. Situated on the third floor, the property enjoys an abundance of natural light and a well-designed layout.
- The apartment boasts two balconies—an east-facing balcony off Bedroom Two, perfect for enjoying the morning sun, and a large southwest-facing balcony off the living area, ideal for relaxing in the evening light. The open-plan living, dining, and kitchen area is beautifully finished, featuring additional high-quality built-in units that provide excellent storage.
- The three well-proportioned bedrooms offer comfortable accommodation, with the primary bedroom benefiting from en-suite and generous bespoke built-in wardrobes and headboard. The property also comes with the added convenience of two designated surface car spaces, a rare find in such a prime location.
- Ideally situated in a prime South Dublin location within walking distance of bustling Dundrum Town Centre, with its extensive shopping, dining, and entertainment options, is only a 5-minute drive away, while the vibrant villages of Ranelagh and Donnybrook offer an excellent selection of restaurants, boutiques, and specialty stores.
- UCD Belfield is within walking distance, making this an ideal location for families and academics alike. With easy access to bus routes and the N11 and M50, commuting to the city centre and beyond is effortless.
- With its A2 energy rating, this home is designed for modern, energy-efficient living, ensuring lower energy bills and year-round comfort.
- This is a fantastic opportunity to secure a stylish, energy-efficient home in one of Dublin's most desirable areas. Viewing is highly recommended.

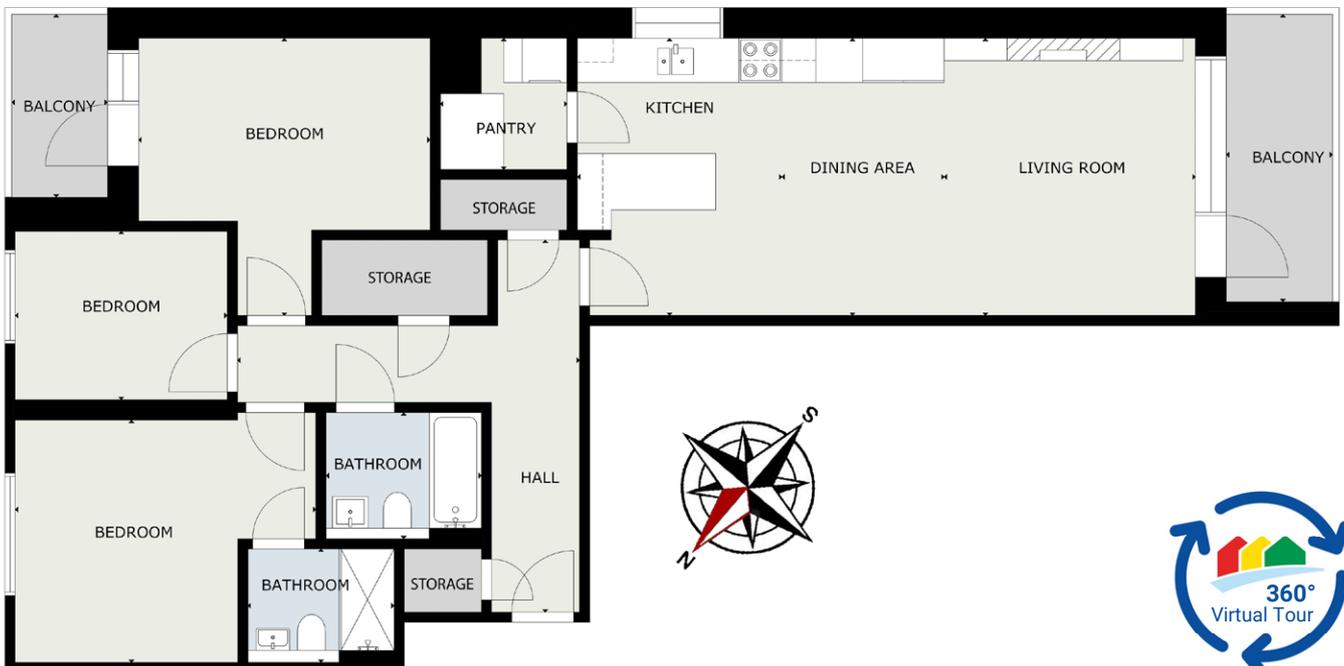


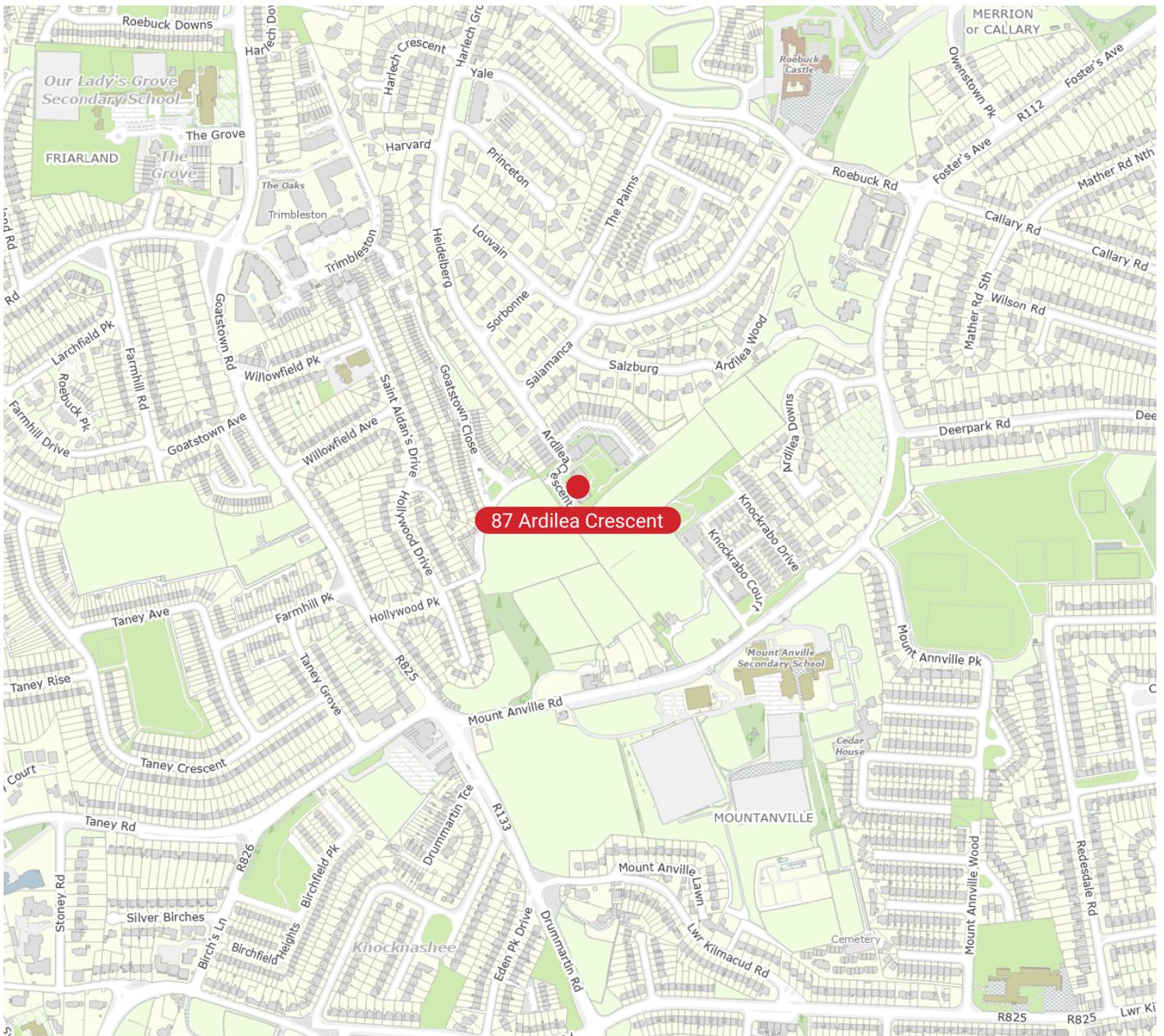
## FEATURES

- Modern Apartment constructed in 2022
- c. 103 sq.m/ 1,108 sq.ft
- A2-rated energy-efficient apartment
- Spacious 3-bedroom apartment on the third floor
- Two balconies: One southwest-facing (Living Room) and one east-facing (Bedroom Two)
- Two designated car spaces beside entrance
- High-quality additional built-in units throughout
- Prime Clonskeagh location with excellent transport links









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## TERMS:

For Sale by Private Treaty

## VIEWING:

Strictly by appointment

## BER Details:

BER A2

BER No. 114366149

Energy Performance Indicator: 37.43 kWh/m<sup>2</sup>/yr

**01 6318 402**

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