



90 Ballintyre Square, Ballinteer, Dublin 16, D16DN54

Beirne
& Wise

For Sale By Private Treaty

View this delightful turnkey, stylishly finished two bedroom, ground floor apartment of 82 sq. m. approx. and appreciate its appeal. It is situated in the much sought after Ballintyre development surrounded by landscaped gardens, just off Ballinteer Avenue.

Ballintyre won the Irish Development of the Year for Glenkerrin Homes in 2005 - a testament to the quality and high standards in both design and construction of this prestigious development. The interior has been enhanced with "high end" finishes throughout. The accommodation comprises: a welcoming Entrance Hall, an open plan Living/Dining Room with French door opening out onto a sheltered outdoor terrace, an ultra- modern Kitchen open to the dining area with two double Bedrooms - one Ensuite and a beautifully finished Bathroom tiled throughout.

The location is one of great convenience, within walking distance of Marley Park, Dundrum Town Centre, Balally LUAS and within easy access of the M50 Motorway.

This apartment will appeal to both owner occupiers and those looking for a more manageable and easily maintained home. Viewing is highly recommended.



Special Features

- Convenient location with a host of amenities nearby
- Modern contemporary interior
- Beautifully tiled floors in hall, living/dining and kitchen
- Fully tiled Bathroom
- Double glazed windows
- Designated underground parking space with ample visitors surface parking
- Gas fired central heating / Alarm
- Floor area 82 sq. m. approx.

Accommodation

HALL

With attractive floor tiling, alarm key pad, intercom and radiator cabinet. There are recessed down lighters and access to large walk in Hot Press with shelving.

LIVING/DINING ROOM

8.03m x 3.38m

This is the perfect space for entertaining, with a large picture window to the front and French door to a sheltered terrace area. A raised built-in enclosed gas fire provides a focal point for this comfortable room. There is attractive single colour patterned tiled flooring with recessed down lighters, open to;





KITCHEN

3.27m x 2.40m

Contemporary style with floor and wall mounted units with tiled splash back, incorporating display cabinet, open shelf, integrated fridge/ freezer, dishwasher and washing machine with built-in gas hob, stainless steel oven, extractor and stainless steel splash back. There are recessed down lighters and tiled flooring.

BEDROOM ONE

2.66m x 4.44m

A really generous double room presently used as home office with built in wardrobes and access to;

ENSUITE

Tiled flooring with mosaic tiled splash back with pedestal whb, close coupled wc, tiled shower cubicle with screen and shower unit.

BEDROOM TWO

2.63m x 4.52m

This is a generous double room with built in wardrobes overlooking terrace.

BATHROOM

Spacious, well appointed, fully tiled with bath, complete with shower head and screen, close coupled wc, wall hung basin, towel radiator, overhead vanity light, and centre 4 spot light fitting.

MANAGEMENT COMPANY

Indigo Property Management Company.

SERVICE CHARGE

€2,450 p.a. (subject to review)

OUTSIDE

The sheltered terrace area (4.2m x 2m) is accessed from the Living /Dining room with space for seating area. The communal gardens are nicely landscaped with well-trimmed hedges, mature specimen trees and a selection of shrubs surrounded by neat and tidy lawn areas. There is surface off street parking and a designated underground parking space.

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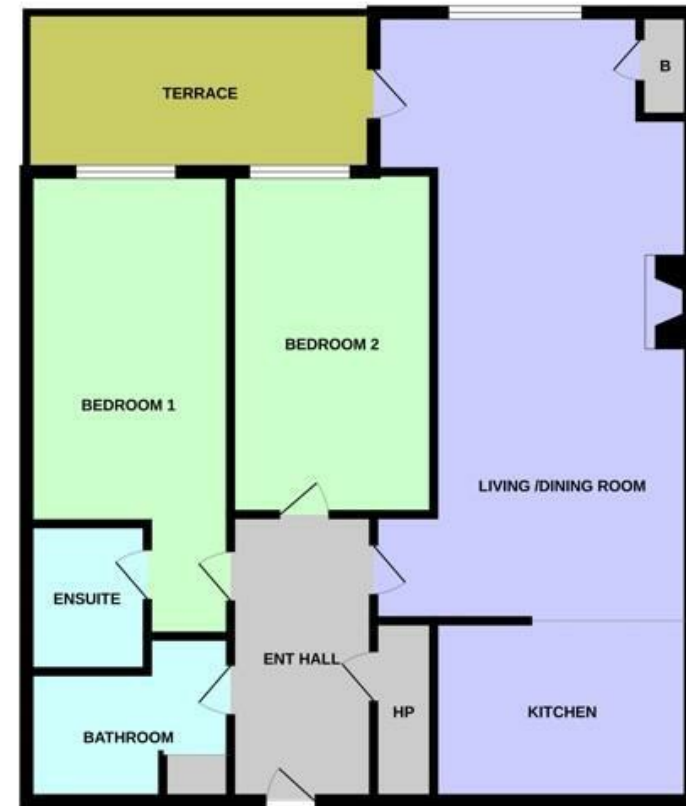
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Output 211.87 kWh/m²/yr.





GROUND FLOOR



Beirne
& Wise

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