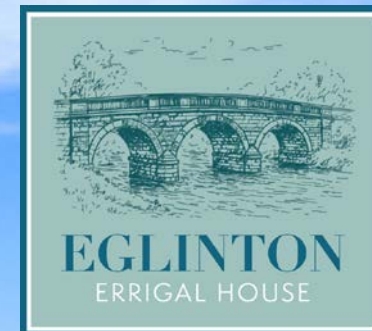




13 Errigal House, Eglinton Court, Donnybrook, Dublin 4.



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Peace and tranquillity combined with its accessible location within easy reach of Dublin make the location faultless.

13 Errigal House, Eglinton Court, Donnybrook, Dublin 4

Number 13 Errigal House is a superbly appointed two-bedroom, two-bathroom second-floor apartment, set within this discreet and highly regarded residential development in the heart of Donnybrook, one of Dublin 4's most established and prestigious neighbourhoods. Nestled amidst mature landscaping and enjoying a desirable dual aspect, the apartment offers a rare sense of privacy and calm, while remaining just moments from the vibrant amenities for which the area is renowned.

Extending to approximately 69m²/742ft², the accommodation is thoughtfully laid out and beautifully proportioned. A welcoming entrance hall leads through to two generous double bedrooms, including a spacious principal bedroom with en-suite. The bright open-plan living and dining area enjoys attractive views across the River Dodder the communal green space, creating a tranquil backdrop for everyday living. A stylish, fully fitted kitchen with integrated appliances and a contemporary main bathroom complete the accommodation.



**LOCATED OFF EGLINTON ROAD - DUBLIN 4,
THE EGLINTON COURT DEVELOPMENT BRINGS TO
THE MARKET A SUPERBLY APPOINTED TWO-BEDROOM,
TWO-BATHROOM SECOND-FLOOR APARTMENT**

Both the apartment and the wider building have recently benefited from an extensive programme of refurbishment and modernisation. These carefully considered works have transformed the property into a contemporary, energy-efficient home while respecting the quiet elegance of the development.

The upgrades have been completed to a high standard throughout, enhancing comfort, functionality and aesthetic appeal, and resulting in bright, refined interiors with quality finishes. The apartment now presents in true turnkey condition, ready for immediate occupation.

Errigal House is a mature and well-managed development, prized for its peaceful atmosphere, attractive communal grounds and prime location. Combining modern living with a sense of permanence and pedigree, No. 13 offers an exceptional opportunity to enjoy low-maintenance, refined apartment living in one of Dublin's most sought-after residential addresses.



The bright open-plan living and dining area enjoys attractive views across the River Dodder the communal green space, creating a tranquil backdrop for everyday living.





FEATURES

- Recently refurbished two-bedroom two bathroom apartment in turnkey condition
 - Located on the second floor
- Quiet, residential setting within mature landscaped grounds
 - Well-maintained development
- Light-filled accommodation with desirable dual aspect
- Quartz worktops and integrated appliances in kitchen
 - High-quality finishes throughout.
 - Gas-fired central heating.
 - Residents' parking.
 - Dedicated storage area.
- Peaceful yet highly convenient location.
 - Easy access to Dublin city centre.
- Within minutes of University College Dublin.



ACCOMMODATION DETAILS

ENTRANCE HALLWAY:

A welcoming L-shaped entrance hallway finished to an excellent standard, featuring a modern intercom system, contemporary radiator, ample electrical points and a discreet, well-proportioned storage closet providing valuable additional space.

KITCHEN/DINING/LIVING AREA: (6.65m x 3.44m)

An impressive and beautifully refurbished open-plan kitchen, dining and living space designed for modern living. Flooded with natural light, this bright and inviting room enjoys pleasant views over the landscaped communal grounds and the river beyond. The space is enhanced by quality wooden flooring throughout.

The kitchen has been thoughtfully designed and is fully fitted with an extensive range of high-quality wall and floor units complemented by sleek quartz countertops. Integrated appliances include a Whirlpool fridge/freezer and a full suite of Bosch appliances comprising washing machine, dryer and dishwasher, all reflecting the high level of finish throughout.

BEDROOM 1 (3.33m x 3.59m)

A spacious and well-appointed double bedroom featuring soft carpet flooring, built-in wardrobes offering excellent storage, radiator and multiple electrical points, creating a comfortable and relaxing retreat.

EN-SUITE (2.17m x 1.57m)

Stylishly finished en-suite bathroom, fully tiled and fitted with a contemporary wc and wash-hand basin, heated towel rail and a luxurious walk-in shower with rain-head fitting.

BEDROOM 2 (3.82m x 3.01m)

Another generously sized double bedroom, also finished with carpet flooring and benefiting from built-in wardrobes, radiator and ample electrical points, ideal for guests, family or home office use.

BATHROOM (2.17m x 2.06m)

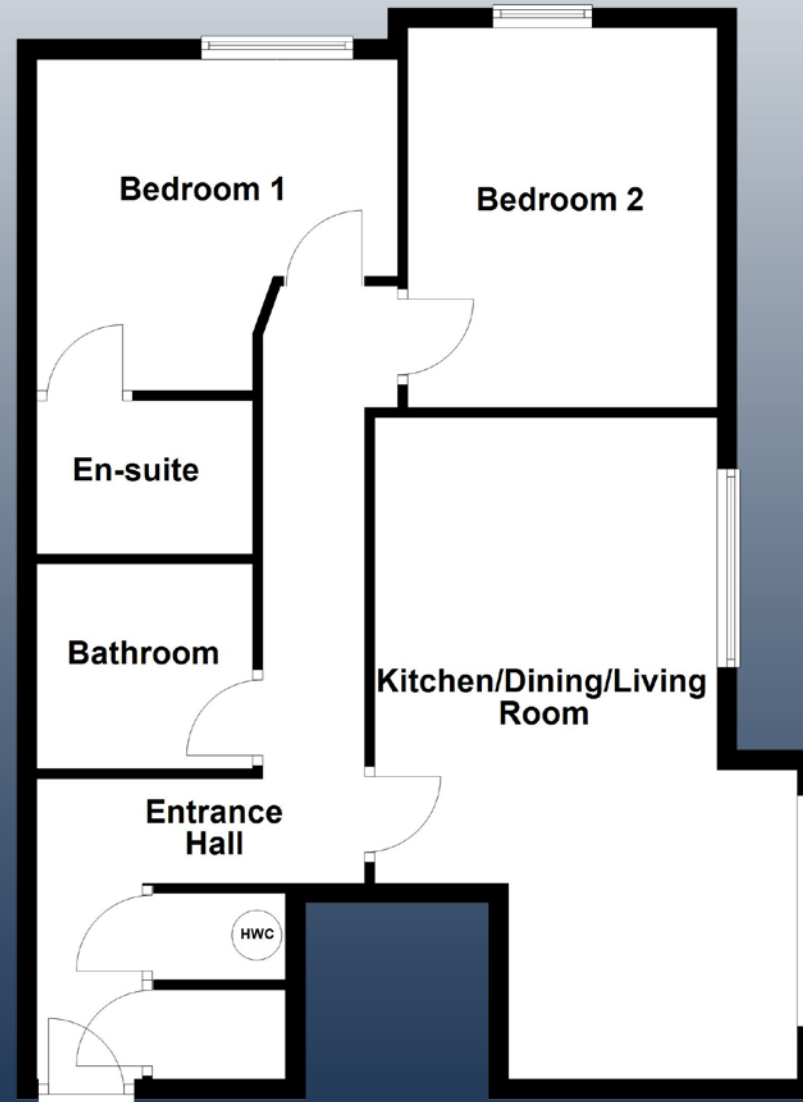
A modern, fully tiled main bathroom completed to a high standard, incorporating a wc, wash-hand basin and a sleek walk-in rain-head shower, continuing the property's contemporary design and quality finish.







FLOORPLAN







LOCATION OVERVIEW

Eglinton Road occupies an enviable position in the heart of Donnybrook, an area long associated with elegance, heritage and enduring appeal. This tree-lined enclave exemplifies the charm of Dublin 4 living, offering a refined residential setting complemented by exceptional connectivity and amenities.

PRESTIGE & HERITAGE

Donnybrook has been a favoured address for generations, known for its period architecture, mature streetscapes and proximity to the city's cultural, educational and commercial hubs. The area strikes a rare balance between tranquillity and vibrancy, making it one of Dublin's most consistently desirable places to live.

EXCEPTIONAL CONNECTIVITY

Residents benefit from excellent transport links, with frequent Dublin Bus services providing direct access to the city centre, St Stephen's Green, UCD, Ballsbridge and beyond. The DART at Sandymount and Sydney Parade is easily reached, while the Luas Green Line at Beechwood offers swift cross-city travel. The nearby N11 and M50 ensure seamless access to Dublin Airport and regional routes.

DINING & SOCIAL LIFESTYLE

Donnybrook is celebrated for its vibrant café culture and diverse dining options. An excellent selection of restaurants, artisan cafés and neighbourhood eateries are within walking distance, while nearby Ranelagh, Ballsbridge and Sandymount further enhance the social and culinary offering with award-winning restaurants, wine bars and traditional pubs.



AMENITIES & RECREATION

Herbert Park, one of Dublin's most beautiful public parks, is just a short stroll away and provides expansive green space, walking routes, sports facilities and weekend markets. Donnybrook Stadium, boutique gyms, yoga studios and leisure clubs cater to an active lifestyle. Everyday conveniences, including quality supermarkets, independent shops and essential services, are all close at hand.

The area is also home to some of Dublin's most prestigious schools and lies within close proximity to Trinity College Dublin and University College Dublin.

- University College Dublin: 2.1km | 1.3 miles
- M50 Motorway Interchange: 6.5km | 4 miles
- Dublin Airport: 14km | 8.5km
- Ballsbridge: 1.4km | 0.8 miles
- Dundrum Town Centre: 4.2km | 2.6 miles (All distances are approximate.)

Eglinton Road represents a rare opportunity to enjoy refined living in a location of enduring prestige, where historic charm, modern convenience and exceptional lifestyle amenities come together in one of Dublin's finest residential settings.





FOR FURTHER ENQUIRIES

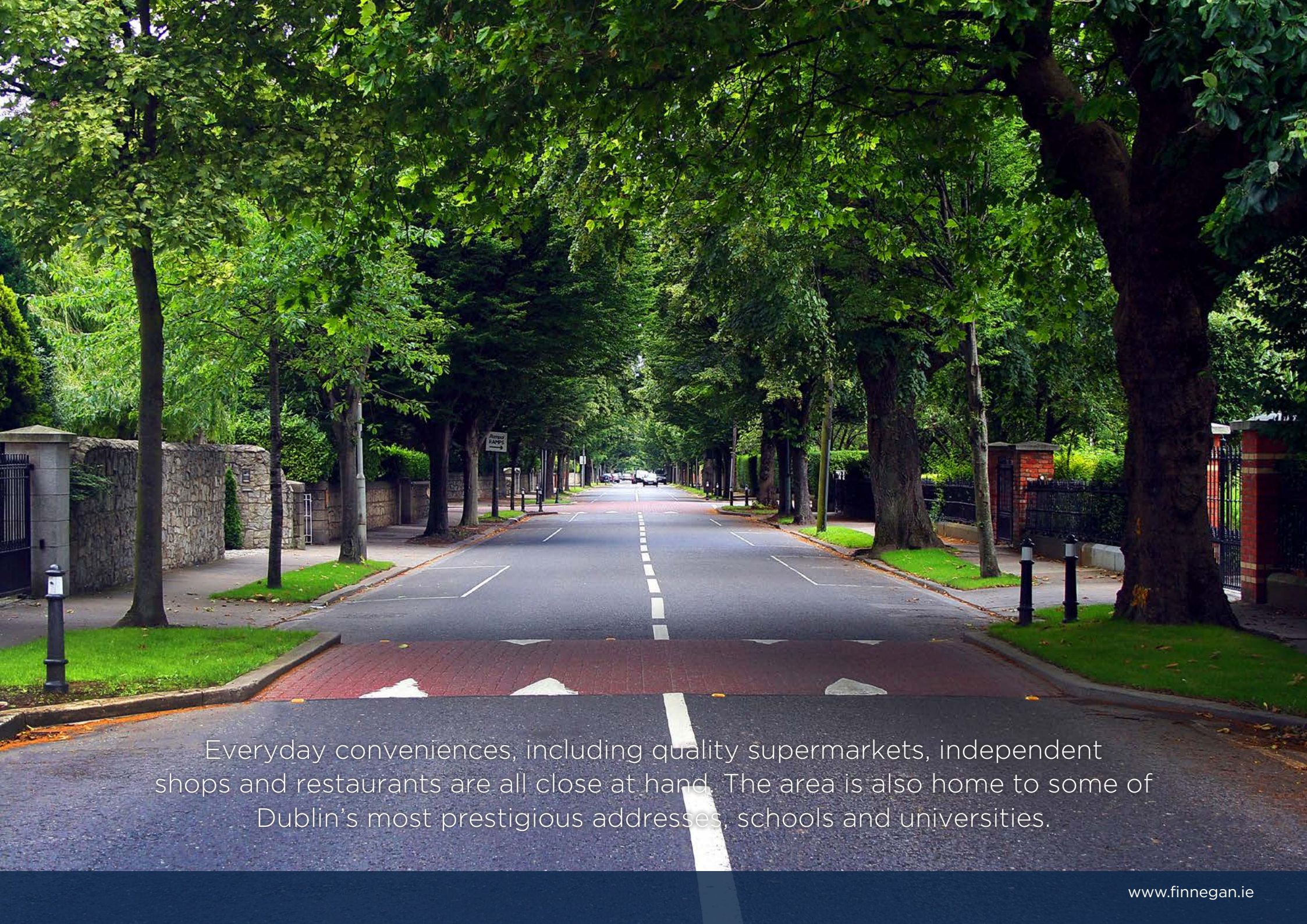
ASKING PRICE: €595,000

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A wide, tree-lined street in Dublin, Ireland, with a red brick crosswalk in the foreground and a stone wall on the left.

Everyday conveniences, including quality supermarkets, independent shops and restaurants are all close at hand. The area is also home to some of Dublin's most prestigious addresses, schools and universities.



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