

# FOR SALE

## Two Bedroom Residence

48 Lansdowne Village, Ballsbridge, Dublin 4



### Location

Lansdowne Village is a superb enclave of townhouses tucked away off Newbridge Avenue close to Lansdowne Road in a quiet leafy corner beside Sandymount and Ballsbridge. Built in c. 1985, Number 48 is a well presented two-bedroom mid terrace home.

Enjoying a superb location, a wealth of amenities are available on its doorstep including local shopping in Ballsbridge and Sandymount villages with their array of coffee shops and boutiques. Recreational amenities are well catered for and include the Aviva Stadium, RDS showground's, Herbert Park and Sandymount Strand for leisurely strolls. Many of the city's principal hotels and restaurants are within walking distance including The Herbert Park Hotel and the Intercontinental. Public transport is well catered for with Lansdowne DART station within a stone's throw and a good selection of bus routes at the end of Newbridge Avenue. The property benefits from being within 10 minutes' drive of Dublin's main commercial headquarters such as Merrion Square, St Stephen's Green, Grafton Street, Silicon Docks and the Financial Services Centre.

The property is situated towards the rear of the development.

### Description

The property has been well maintained by its current owners and provides a spacious light filled home which briefly comprises of entrance hall which leads to an open plan living / dining room with modern oak style kitchen situated off. Upstairs there are two good sized bedrooms, one with access to a balcony and a fully tiled modern shower room. The bedrooms have fitted wardrobes. The attic has also been fitted with a Stira folding stairs for additional storage. There are a number of telephone and TV points in the property. The property is heated with a gas fired central heating system. The property benefits from a designated car parking space to front along with communal visitor parking facilities. The property is further complemented by landscaped communal gardens and designated bin storage.

Viewing is highly recommended

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### Price

We are instructed to seek offers in excess of €395,000

### Building Energy Rating

D1 BER No: 109981654

### Viewing

By appointment only

### Further Information

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### Accommodation

We understand the property comprises the following floor area:

Description	SQ M	SQ FT
Residence	58.47	630
<b>Total</b>	<b>58.47</b>	<b>630</b>

*Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.*

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