



101 Bushy Park House, Templeogue Road, Dublin D6WF407

Beirne  
& Wise





## For Sale By Private Treaty

No. 101 is a spacious, second floor apartment with two spacious, double bedrooms extending to 75sq.m. (807sq.ft.) approximately. Bushy Park House is a distinctive development built circa 2000; No. 101 enjoys an enviable position overlooking the landscaped communal gardens with views of Bushy Park. This is a mature and beautifully landscaped complex with large open green spaces in a highly sought after location close to both Terenure and Templeogue Villages.

The apartment is presented in excellent decorative condition throughout, and the accommodation comprises entrance hall, living/dining room, kitchen, two large double bedrooms (one en suite), and a bathroom. The balcony off the living/dining room looks out over the landscaped gardens and enjoys a south easterly orientation.

The complex is very well located with Bushy Park on your doorstep, sporting amenities and excellent transport links in all directions; bus routes 15, 49, 65 & 65B and the M50 are nearby. It is only minutes away from the villages of Terenure and Templeogue Villages with their extensive range of shopping amenities. It is within easy access of the City Centre.

## Special Features

- Second floor apartment (75sq.m/807sq.ft approx.)
- Balcony with south easterly aspect (10sq.m approx.)
- Overlooks the communal gardens
- One designated parking space and visitor parking
- Convenient location with excellent transport links

## Accommodation

### ENTRANCE HALL

With cloaks closet

### LIVING/DINING ROOM

6.44m x 3.56m

A stylish room of generous proportions with coved ceiling, polished wooden floor, and a feature stone fireplace with coal effect gas fire, and slate hearth. There are large picture windows, and patio doors to the balcony with wonderful views over the gardens

### BALCONY

4.50m x 2.16m

An extension of the living/dining room, the balcony enjoys pride of place with lovely garden views in addition to Bushy Park



## KITCHEN

3.23m x 1.76m

Accessed via double doors from the living/dining room; this is tastefully decorated and is fitted with an array of contemporary floor mounted units with splashback, the Siemens integrated appliances include the oven, hob and overhead extractor, integrated dishwasher, fridge freezer and washer/dryer

## BEDROOM ONE

5.43m x 2.69m

A generous double room with windows and a viewing balcony to the gardens, polished wood flooring, and an ensuite

## ENSUITE

The ensuite is fully tiled with a w.c., w.h.b. set in a ceramic surround, a large wall mirror and a tiled shower cubicle and screen

## BEDROOM TWO

5.42m x 2.60m

A second generous double room with polished wood floor, and built in wardrobes

## BATHROOM

With tiled floor and walls, chrome towel rail, bath with chrome shower attachment, w.h.b and a large wall mirror

## OUTSIDE

The extensive well maintained communal gardens are a delight with expansive open green areas, a selection of mature trees, hedging and planter beds. There is a designated parking space (107), in addition to visitor parking

## MANAGEMENT COMPANY

Wyse Property Management Company

Service Charge in 2020: €1,750

## BER

BER NO. 103362067

Output: 140.12kWh/m<sup>2</sup>/yr







Beirne  
& Wise

Fields Corner, Upper Churchtown Road,  
Churchtown, Dublin 14,  
t: 01 296 2444  
e: [info@beirnewise.ie](mailto:info@beirnewise.ie)  
[www.beirnewise.ie](http://www.beirnewise.ie)

PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.