



If you are considering selling please call us today:
For a Free Valuation:
T: 01 2100 360



Ordnance Survey Ireland Licence No. AU 0066515
 PSRA No. 002964 (licence)

Allen & Jacobs Estates 107 Fosters Avenue, Mt. Merrion, Co. Dublin
 T: +353 | 2100 360 F: +353 | 2789 494 info@allenandjacobs.ie www.allenandjacobs.ie



For Sale by Private Treaty



6 The Heath, Woodpark, Ballinteer, Dublin 16

The above particulars are issued by Allen & Jacobs on the understanding that all negotiations are conducted through them. Every care is taken in preparing these particulars which are for guidance purposes only and do not constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary planning permissions for use and occupation are given in good faith and are believed to be correct. The firm do not hold themselves liable for any inaccuracies and intending purchasers or tenants should not rely on them as statements or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

For Sale by Private Treaty

6 The Heath, Woodpark, Ballinteer, Dublin 16



Allen & Jacobs is delighted to present this rare opportunity to acquire this lovely bay windowed end of terrace townhouse overlooking a green area to the front. Presented in excellent condition throughout with light filled accommodation spanning c.102sqm/1,098sq which is inclusive of an excellent newly completed attic conversion of c.19sqm/205sqft.

Well laid out accommodation is presented in walk in condition throughout and benefits from a secluded landscaped garden, 2 designated parking spaces/visitor spaces, en suite off the master bedroom, pedestrian rear access and a high energy efficiency rating of B3.

Situated just off the Ballinteer Road & surrounded by all amenities including schools, colleges, parks, restaurants, shopping and public transport (including the LUAS). Local amenities include the nearby SuperValu S.C, Marley Park, Dundrum S.C and Meadowbrook Leisure centre. The city centre is also within easy reach as is the M50 giving easy access to all major national routes. Bus stop direct to city centre is a minute's walk away.

Accommodation briefly comprises: Entrance lobby, living room, kitchen/breakfast room, utility and separate toilet. Upstairs are two double bedrooms (master en suite), main bathroom and a generous attic conversion.

At A Glance

- Bay windowed end of tce. townhouse c.102sqm/1,098 (incl. of attic)
- Presented in excellent condition throughout
- Generous converted attic
- Private c.16m garden to rear
- 2 x designated parking spaces
- Visitor parking
- Master bedroom en suite
- Overlooking green area
- Pedestrian rear access
- Utility
- GFCH
- uPVC double glazed windows
- Alarm
- BER: B3



Viewing

Strictly By Prior Appointment
Only With Sole Agents Allen & Jacobs
t : 2100360 f : 2789494
e : info@allenandjacobs.ie
w : allenandjacobs.ie

Notes:

Negotiator

Gary Jacobs MSCSI MRICS

Accommodation

Entrance Hall: Timber floor; alarm panel, recessed lighting

Living room: 4.81 x 3.52 Under stairs storage, bay window, double doors to:

Kitchen/dining room: 4.62 x 3.42 Fully fitted eye & floor level press, stainless steel sink unit and drainer; tiled splashback, part tiled floor; part timber floor; integrated dishwasher; integrated fridge/freezer; oven, hob, extractor fan, doors to garden

Utility: Tiled floor; plumbed for washing machine, fitted presses and counter

Guest Toilet Pedestal whb, wc, tiled floor; heated towel rail

Upstairs

Landing: Shelved hot press with dual immersion, recessed lighting

Bedroom 1 (front): 4.05 x 2.83 Built in wardrobes, bay window

En suite Tiled shower cubicle, pedestal whb, wc, fully tiled floor; heated towel rail, recessed lighting, extractor fan

Bedroom 2 (rear): 4.05 x 2.52 Built in double wardrobes

Attic: 4.58 x 4.04 (max) Recessed lighting, 2 x velux windows, extensive eaves storage, stained timber floors

Bathroom: Fitted bath with shower attachment, pedestal whb, wc, fully tiled floor; part tiled walls, recessed lighting

Outside

To the front is a green area, planted areas and parking. To the rear is a lovely secluded c.16m garden with patio area, planted borders, storage shed and pedestrian rear access.

