

**‘The Cottage’, 38 Dodder View Cottages,
Ballsbridge, Dublin 4, D04 V2T1**



Live Here – Be Everywhere!

'The Cottage' at 38 Dodder View Cottages, is located in the heart of Ballsbridge, beside every amenity that Dublin 4 has to offer. This charming brick double fronted period cottage, which has been extended and remodelled from the original construction, and now extends to c.47 sq.m. (c.506 sq.ft).

Tucked away in a quiet enclave, 'The Cottage' enjoys a tranquil yet convenient setting, offering ease of access to the vast array of amenities that Ballsbridge and the City Centre has to offer. There are endless amenities close by including shops, cafes, bars, and restaurants nearby including Avoca, Butlers Café, Sprout, and Roly's Bistro, Herbert Park, the Aviva Stadium, and RDS Showgrounds are just a few minutes stroll.

There is excellent public transport with Lansdowne DART station (a few minutes along the Dodder Walk) and numerous bus routes to the City Centre, all nearby.



ACCOMMODATION

Hall

1.98 x 1.16

With PVC entrance door & frame. Tiled floor.

Living room

5.66 x 2.80

With feature stone fireplace.

Kitchen

3.14 x 2.78

With range of fitted kitchen presses incorporating oven, hob & hood. Plumbed for washing machine. Laminate timber floor. Door to patio. Open plan to Dining.

Dining

2.74 x 2.7

With fireplace. Laminate timber floor.

Bedroom

3.10 x 2.75

With fireplace.

Shower room

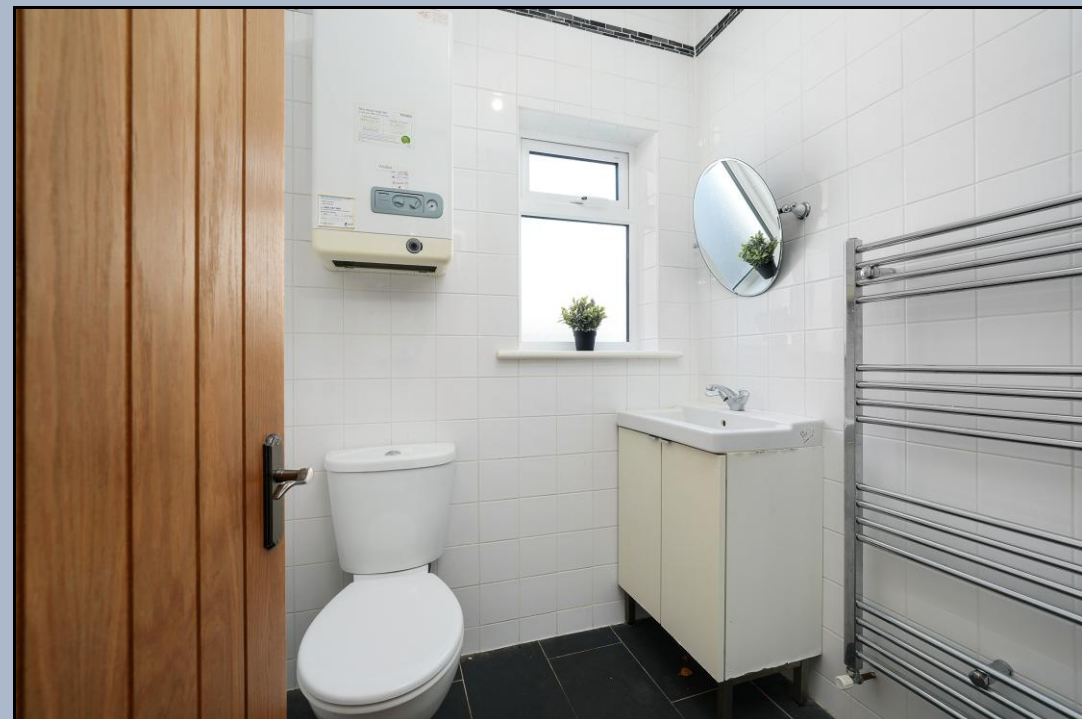
2.77 x 1.63

With shower, w/c & washbasin in vanity unit. Ceramic wall & floor tiles.

Patio

6.20 x 2.75

With access from side entrance.



Some Features:

- Brick double fronted extended cottage
- Side entrance
- Private walled rear patio
- Originally 2 bedroomed
- Gas fired radiator central heating
- PVC double glazed windows
- Feature fireplace to Sitting Room
- Large Kitchen / Dining room
- Wet Room / Shower Room
- Hardwood internal doors
- Residents Disk Parking
- Easy walking distance to a host of amenities, Ballsbridge, Aviva Stadium, RDS, DART, Herbert Park, cafes, restaurants & shops.

Gross Internal Area:

c. 47 sq.m. (c.506 sq.ft.)

B.E.R.: E1

No. 118808351

EPI: 322.02 kWh/m²/yr



O'Mahony

Negotiators:

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