



29 Ballintyre Demense

Ballinteer, Dublin 16

Morrison
Estates



For Sale by Private Treaty

This is an immaculate and very well presented and spacious first floor 2 bedroomed apartment with a pristine, bright, modern interior with a sun facing balcony overlooking a landscaped green area and communal grounds within this upmarket south Dublin location.

The layout is perfect and features an entrance hall, opening to a large open plan living room opening to balcony, there is a fully fitted kitchen off the living area and there are two double bedrooms, the master bedroom has an ensuite and there is a main bathroom of hallway. The entire has been entirely repainted and comes to the market in showhome condition and ready to occupy. Ballintyre built by Glenkerrin Homes is an award winning modern upmarket residential development located off Ballinteer Avenue which is approximately 8km to the city centre, and easily accessible to both Dundrum and Sandyford business region, Ballinteer SuperValu Shopping Centre is directly opposite the development and there is an excellent choice of the best local schools, including Wesley College nearby, there are also Churches and Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars is also within walking distance.

The M50 is on the doorstep, as is Marley Park and Sandyford and Stillorgan Business Regions, Beacon Hospital and Beacon South Quarter as well as the Clayton Hotel are easily accessible. There are excellent public transport facilities available nearby including the 14, 16, 48, 75 and 116 which serve Dundrum and the LUAS, University College Dublin and the City Centre. The LUAS is within walking distance. There is a vast choice of sporting and recreational amenities in the nearby area which include Marley Park, Meadowbrook Swimming Pool, St. Endas Park and The Grange Golf Club and Leopardstown Racecourse.

Features Include•

- Bright, well proportioned accommodation c. 75Sq. M (807 Sq. Ft)
- Situated on first floor with a private balcony outlook and not overlooked
- Spacious living room opening to large balcony
- Fitted blinds, light fittings and built-in kitchen appliances namely oven with hob, extractor fan, washer/dryer and fridge/freezer included in the sale
- Timber flooring in living areas, tiled kitchen and bathrooms
- Gas Fired Central heating
- Quality, fully fitted kitchen with integrated appliances
- Quality sanitaryware throughout
- PVC double glazed windows throughout
- Wired for Security Alarm system
- Designated car parking space, with additional visitor car parking
- Meticulously maintained landscaped grounds within the development
- Tranquil secluded setting, convenient location close to the M50, Carrickmines Retail Park, Dundrum, Sandyford and LUAS

Accommodation•

Entrance Hallway: recessed lighting, timber floor, digital burglar alarm, and door to

Living Room: 6.9m x 3.3m with timber flooring, door to large sun balcony area, large feature window overlooking gardens, feature fireplace with stone surround with fitted coal effect fire, recessed lighting, tv point, opening to kitchen area

Kitchen: 3.1m x 2.5m with an extensive range of built-in presses and units, worktops and splashback, stainless steel sink unit, Electrolux oven and electric hob, Kupperbusch stainless steel extractor fan, integrated dishwasher and fridge freezer, washer/dryer, ceramic tiled floor

Sun Balcony area which is fully tiled and overlooks landscaped grounds

THERE ARE TWO BEDROOMS

Bedroom 1 (Master): 4.1m x 2.65m, with range of built-in wardrobes, window overlooking balcony and gardens, timber floors and door to

En-Suite Shower Room: 1.90m x 1.65m with white suite, fully tiled step-in shower, wc, vanity wash hand basin, ceramic tiled floor, extractor fan

Bedroom 2: 4.6m x 2.5m, with range of built in wardrobes, window overlooking balcony and gardens aspect, natural wooden floors varnished

Storage Room: with water storage tank, slatted shelving and storage area.

Outside

This property has a lovely aspect from balcony overlooking the landscaped gardens. The property is part of Ballintyre consisting of the original Ballinteer Hall Period House which dates back to 1820 and which is a feature of Ballintyre and there are well maintained landscaped grounds throughout this upmarket development. Designated and visitors parking.

Management Agents•

Indigo Property Management

Management Fees: Approx. €2,114 per annum approximately (comprising €1514 service charge and €600 sinking fund).

Car space number 29

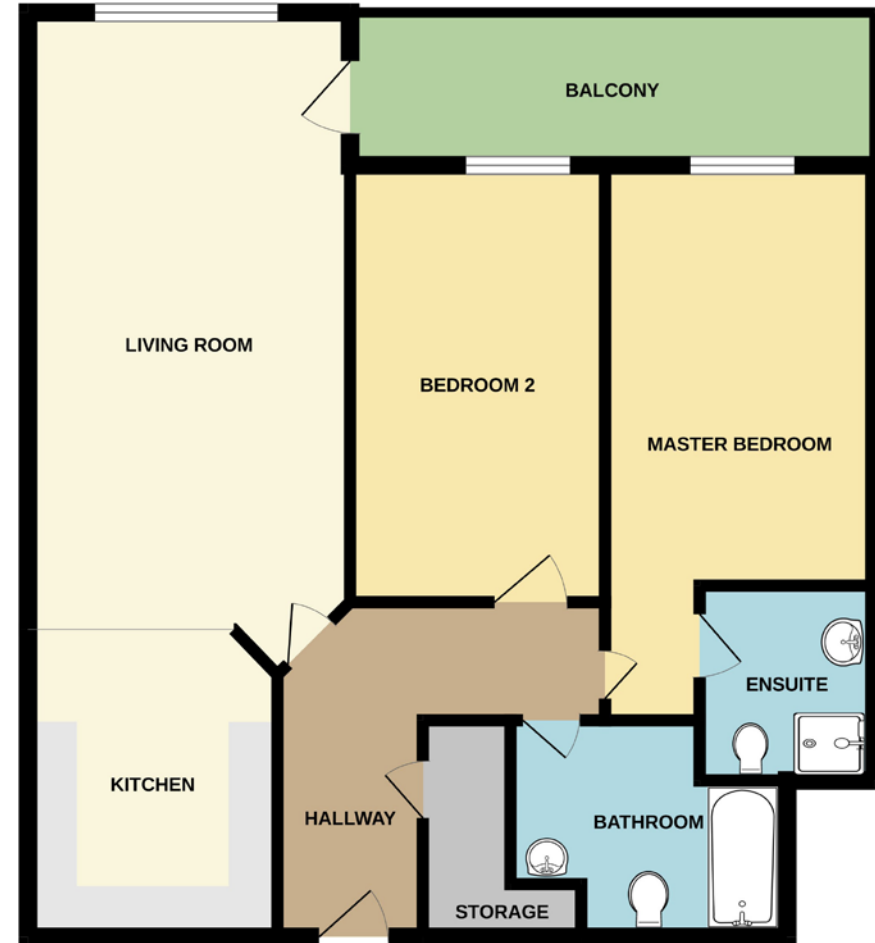




Viewing: By prior appointment

BER: B2
BER Number: 116274804
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BER B2



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