



111 Ballintyre Square, Ballinteer,
Dublin 16

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is delighted to introduce to the market this stunning three bedroom penthouse apartment located in this sought after award-winning development. Extending to a generous 140 sq.m /1,506 sq.ft the property has been recently upgraded to a very high standard and is presented in turn key condition.

Flooded with an abundance of natural day light throughout this penthouse benefits from beautifully proportioned elegant living space to include a welcoming entrance hallway with oak flooring, a classy living room with a feature fireplace and a balcony with spectacular views overlooking the Dublin mountains. Double doors lead into the modern kitchen with AEG appliances and bright and airy dining space. There are three spacious double bedrooms with built in wardrobes. The grand main bedroom comes with an ensuite and large bay windows with stunning views. There is a stylish family bathroom and separate utility area. This property further benefits an ideal south facing aspect with the balcony ideal for Al fresco entertaining. Furthermore, it has the advantage of two car parking spaces and an additional separate storage space in the basement, which is easily accessed by the lift.

The Ballintyre development was built in 2004 by the Grehan brothers and is an award-winning development. The location is ideal directly opposite SuperValu Shopping Centre and St. Johns Church. The house is within walking distance of Dundrum Shopping Centre with its wide array of shops, cafes, bistros, and cinema. There are numerous schools such as Scoil Naithi, Wesley College, St Columba’s College, St. Attracta’s, Our Lady’s Boys and Girls National School, Ballinteer, Mt. Anville, Our Lady’s Grove, Goatstown, Holy Cross, Dundrum and Scoil Naithi National School, Ballinteer. The location also boasts a number of creches nearby including Absorbent Minds handily located in the development. There are a host of sporting/leisure facilities including Meadowbrook Leisure Centre and swimming pool and GAA pitches, soccer pitches, tennis courts and several excellent golf courses. The transport links are second to none with the LUAS (Greenline) stop at Balally (providing access to Stephens Green in 20 minutes), easy access to the M50 and local bus routes to the city centre (16/16A) all nearby. In addition, Marlay Park is just a short stroll away and you are perfectly positioned at the foothill of the Dublin Mountains so there is a myriad of choices for lovers of the outdoors with hill walking, hiking, mountain biking and horse riding all easily accessible.

SPECIAL FEATURES

» Stunningly presented 3 bedroom penthouse

» Extending to 140 sq.m /1,506 sq.ft

» Flooded with natural daylight throughout

» Presented in turnkey condition

» South facing aspect with spectacular views of the Dublin mountains

» Secure underground car parking for 2 cars

» Underground storage room

» Prestigious award-winning development

» Gas fired central heating

» Swimming pool close by

» Excellent transport links including Luas and M50

» Close to some of Dublin’s best schools

» Five minutes’ walk to Marley Park

» Adjacent to Supervalu Ballinteer





ACCOMMODATION

ENTRANCE HALL

2.08m x 4.12m (6'9" x 13'6") (max)
Oak flooring, recessed lighting, door to shelved hot press with insulated immersion.

HALLWAY

7.83m x 1.32m (25'8" x 4'3")
Oak flooring and recessed lighting.

UTILITY ROOM

1.40m x 1.35m (4'7" x 4'5")
Built in shelving, countertop, ceiling light, Baxi gas boiler, Vacuflo (integrated vacuum system), AEG washing machine and dryer.

KITCHEN/DINING AREA

6.71m x 2.97m (22'0" x 9'8")
Modern kitchen with AEG appliances, stainless steel sink, tiled splashback, extractor fan, integrated fridge/freezer, dishwasher, recessed ceiling lights, tiled floor, double pack doors leading to living room.

LIVING ROOM

6.11m x 4.24m (20'0" x 13'10")
Oak wooden flooring, feature sandstone fireplace, t.v. point, recessed lighting, balcony with mountain views, double pack doors to hallway.

MAIN BEDROOM

7.17m x 5.29m (7.17m x 5.29) (max)
Carpet, ceiling light, recessed lighting, roman blind, large built in teak wardrobes.

ENSUITE

1.83m x 2.62m (6'0" x 8'7")
Tiled floor and walls, glass and chrome shower enclosure, w.c, pedestal sink, mirror with vanity unit, heated towel rail, wall light, recessed lighting, extractor fan.

BEDROOM 2

6.70m x 3.06m (21'11" x 10'0")
Carpet, ceiling light, recessed lighting, built in wardrobe, roman blind.

BEDROOM 3

4.39m x 3.31m (14'4" x 10'10") (max)
Carpet, ceiling light, recessed lighting, built in wardrobe, roman blind.

BATHROOM

2.16m x 2.05m (7'1" x 6'8")
Tiled floor and walls, bath, chrome shower mixer, recessed lighting, heated towel rail, mirror, vanity light, extractor fan, pedestal sink, w.c.





MANAGEMENT COMPANY: Indigo Real Estate Management

SERVICE CHARGE: €2,970.00 per annum (Approx).

BER
Rating: B2
BER No: 116143728
Energy Performance Rating: 102.58kWh/m2/yr

VIEWING
Strictly by prior appointment with sole selling agents. Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie.



Staged by:

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