



NO. 34 BALNAGOWAN,
PALMERSTON PARK,
RATHMINES,
DUBLIN 6,
D06 Y328



THE
PROPERTY
PROFESSIONALS

FOR SALE BY PRIVATE TREATY

**NO. 34 BALNAGOWAN,
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ADVISED MINIMUM VALUE: €450,000

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INTRODUCTION:

Nestled in the highly sought-after and leafy enclave of Balnagowan in Dartry, Dublin 6, this spacious one-bedroom apartment offers a rare blend of tranquillity and city convenience. Overlooking a beautiful park directly opposite, the property enjoys a serene and scenic setting, perfect for relaxation and outdoor enjoyment. Surrounded by mature greenery and elegant residences, it provides a peaceful retreat while remaining just moments from Dublin's vibrant city life. Thoughtfully designed with both comfort and style in mind, the apartment boasts bright, well-proportioned living spaces that invite natural light throughout the day. Every detail has been carefully considered to create a warm and welcoming atmosphere, ideal for modern living. Residents will also benefit from a numbered parking space and close proximity to a range of highly regarded primary and secondary schools. In addition, superb public transport links are within easy reach, ensuring seamless connectivity to the city centre and beyond. One is just minutes' walk from either the LUAS green line or a choice of buses in Rathmines. With a host of local amenities including boutique shops, cafés, and recreational facilities nearby, this property presents an outstanding opportunity in one of Dublin's most desirable residential locations. Combining charm, convenience, and quality, this apartment truly stands out as a place to call home.

DESCRIPTION:

The interior accommodation of this one-bedroom apartment is well-proportioned, offering the perfect opportunity for modernisation and personalisation. Upon entering, a generous reception hall provides a welcoming introduction, complete with ample storage, a large hot press, and elegant ceiling coving. Double doors lead through to a bright open plan living and dining area, featuring a charming fireplace with a marble surround and mantel piece. Sliding doors from this room open onto a substantial private paved patio. It is ideal for outdoor dining and entertaining during the summer months. The adjoining kitchen and breakfast area is fitted with a range of units and worktop space, offering practicality with clear potential for upgrading to a contemporary finish. The double bedroom is well-sized and benefits from a built-in wardrobe, as well as access to an exceptionally large adjoining storage area, adding valuable versatility. A fully fitted and tiled bathroom with shower completes the accommodation. While the apartment is well-maintained, and filled with natural light, it would benefit from modernisation throughout, presenting an excellent opportunity to create a stylish property in a prime Dublin 6 location.



**Please note that some of the photos that appear in this brochure may have been virtually staged to show the potential of the property*

Spacious & Bright One Bedroom Apartment



ACCOMMODATION:

RECEPTION HALL: 4.55M X 2.80M (MAX): Coats & storage cupboard. Alarm pad. Ceiling coving & spotlight. Large hot press with shelving. Double doors leading to . . .

OPEN PLAN LIVING ROOM & DINING AREA: 6.35M X 3.00M: Feature fireplace with marble hearth & mantel piece with electric fire inset. Ceiling coving & spotlights. Sliding double doors to generous outside patio/BBQ area.

KITCHEN & BREAKFAST AREA: 5.50M X 1.80M: Fitted kitchen with ample worktop space, floor & wall drawers & cupboards. Stainless steel sink with basin & draining board. Built in 4-ring gas hob cooker with extractor fan. Fitted oven & grill. Ceiling coving, partly tiled walls & laminate flooring.

DOUBLE BEDROOM: 3.70M X 3.30M: Good sized double bedroom with built in floor to ceiling wardrobes. Ceiling coving & spotlight. Door to large storage area.

STORAGE AREA: 5.30M X 1.85M: Substantial storage area off bedroom with laminate flooring & access to boiler.

BATHROOM: 2.20M X 1.85M: Comprises bath, shower, W.C & W.H.B. Fully tiled walls & laminate flooring. Extractor fan. Fitted wall mirror, shaving sockets & towel rail.

OUTSIDE:

TO FRONT: Very well-maintained common area gardens with mature plants, shrubs & trees. Security electric access vehicle & pedestrian gates. Numbered parking space.

TO REAR: Generous paved patio/BBQ area with access to common area lawns.



within this Highly Sought After Development.

