



26 Wellington Lodge, Serpentine Avenue, Ballsbridge, Dublin
4 D04FT29

Beirne
& Wise

For Sale By Private Treaty



This is an attractive ground floor apartment of 43 sq.m. (463 sq. ft.) approx. superbly situated in this gated small scale, low density development in the heart of Ballsbridge. No 26 occupies a corner position with dual aspect looking onto the well-tended gardens. Built in the 1980 this apartment has been carefully maintained over the years however it would benefit from some modernisation. The accommodation is well proportioned and enjoys a north westerly / south westerly aspect from the living areas of the property. The location is just superb with every conceivable amenity on your door step. The RDS, and Intercontinental Hotel are just across the road, it is just a short walk to Herbert Park and Sandymount Strand. The Dart provides speedy access to the city and beyond and most importantly this apartment is close to Dublin's principal places of business. There is excellent local shopping and a selection of restaurants and coffee shops nearby.

Special Features

- Gated development with off street parking
- Convenient location in heart of Ballsbridge
- Dual aspect Ground Floor Apartment
- Hardwood double glazed windows
- Electric Heating / Intercom
- Floor area 43 sq. m. (463 sq. ft.) approx.



Accommodation

HALL

With access to cloaks closet.

LIVING/ DINING ROOM

5.28m x 3.22m

Bright and airy, well -proportioned room with dual sunny aspect overlooking lawned areas. There is a feature marble fireplace with a built- in solid fuel stove.

KITCHEN

3.22m x 2.11m

Nice and bright with window with an array of wall and floor mounted units with tiled splash back. There is a free standing cooker with overhead extractor and washing machine included in the sale.



BEDROOM

4.17 m x 2.53m

Generous double room with built-in wardrobe with mirrored sliding doors.

BATHROOM

Partially tiled with bath complete with overhead flexible shower head, whb and wc and access to hot press.

GARDENS

There is an attractive granite walled entrance area with electric gates provides access to the development. There is secure off street parking and well looked after gardens with a selection of mature trees and shrubs.

MANAGEMENT COMPANY

Benoit Management Co. C/o Wyse Property Management



SERVICE CHARGE

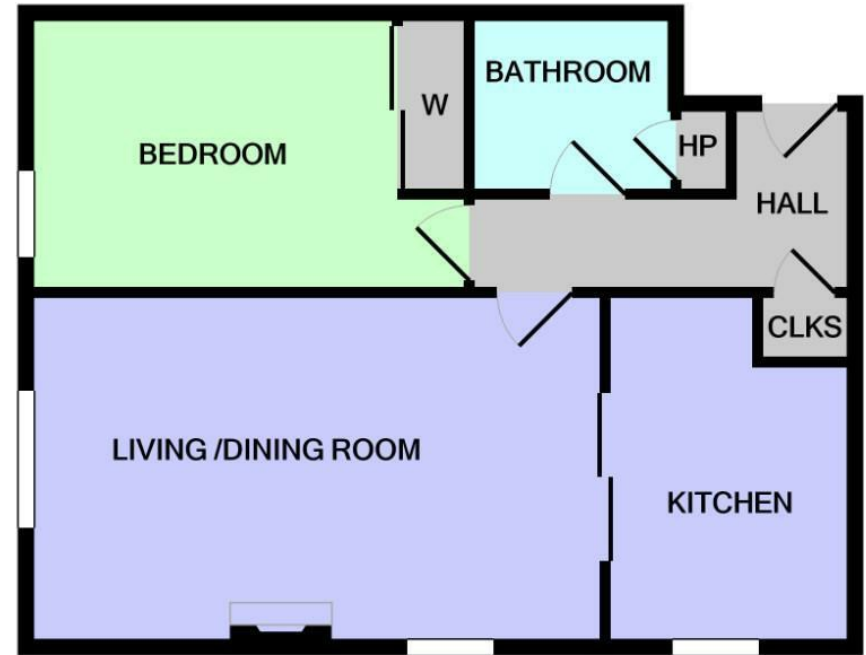
CHARGE €1,665 Per Annum (subject to review)

BER

Number: 114618382

Output: 312.94 kWh/m2/yr.





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