



**16A Ballsbridge Avenue,
Ballsbridge, Dublin 4.**



16A Ballsbridge Avenue, Ballsbridge, Dublin 4.

For Sale by Private Treaty

A deceptively spacious, ultra-modern three bedroom mews situated in the centre of Ballsbridge village within yards of the RDS Showgrounds, Aviva stadium and Herbert Park and enjoying a south westerly aspect to the rear.

Description

Ganly Walters is delighted to present 16A Ballsbridge Avenue to the market. A truly exceptional modern mews wonderfully located in heart of Ballsbridge, minutes from the city centre. No stone has been left unturned in the premier style of this architecturally designed residence, one of four, built in 2009.

Deceptively spacious, (approx.125sq.m / 1,345sq.ft), it is upon entry that one really appreciates the scale of this light filled home, where the eye is drawn down the length of the property. The tiled entrance hall leads to a downstairs bedroom which could be used as study or den.

A sliding door leads to the built in wardrobes and to the downstairs bathroom, with striking black tiling, a rainfall shower and built in mirrored cabinets. The downstairs entrance hall also contains clever built in storage cupboards, a boot press and a laundry area plumbed for the washing machine and dryer.

A sliding door from the hall leads to the magnificent open plan kitchen/dining/living rooms. The kitchen is Bulthaup with custom designed units and quartz counter-top. All appliances are Siemens integrated units and include electric induction hob, extractor fan, dishwasher, oven, fridge/freezer and microwave. The dining area seats eight people comfortably and has south facing floor to ceiling sliding doors and windows into the internal pebble floored courtyard. The room opens up to the living room with remote controlled gas fire, built-in storage, shelving units, and patio door to garden. The south westerly facing rear garden is landscaped with built-in bench seating, garden table and chairs, external lighting, and large storage shed.

Upstairs, on the first floor, the master double bedroom has fitted wardrobes and ensuite shower room including walk-in rainfall shower, hand shower and vanity storage units. The second double bedroom has fitted sliding wardrobes and ensuite bathroom with rainfall shower and hand shower. The property is fitted with Lutron remote controlled lighting throughout entire ground floor living areas. In addition the house includes integrated fire/smoke alarm and security alarm. The house is a "sealed air" house with full air circulation system throughout.

Location

The location of this property is second to none, in an idyllic setting in the heart of Ballsbridge, with easy access afforded to all of the conveniences that Ballsbridge Village has to offer, to include an array of specialty shops, boutiques, cafes and restaurants.

The City Centre, Donnybrook and Sandymount villages are also within a pleasant stroll. The property enjoys a number of frequent public transport links, including regular bus routes, DART at Lansdowne Road (just down the Dodder River Walk to the rear), and the Aircoach which all provide ease of access to the city centre, the many offices located at Grand Canal dock and Dublin Airport.

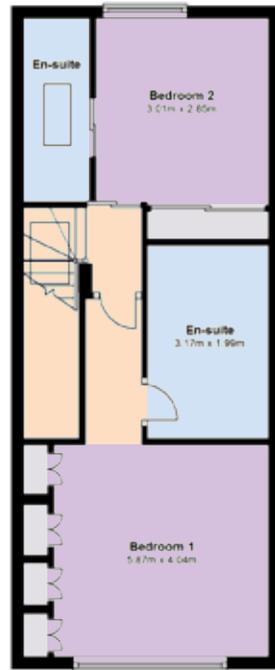
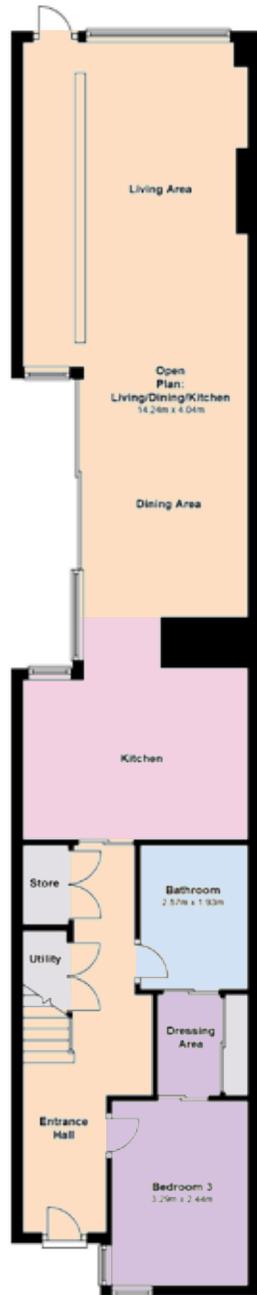
For the exercise enthusiast there are a plethora of sports clubs, the Aviva (Lansdowne Road) Stadium, gyms and beautiful walking/running routes in the immediate area.

Features

- Dublin 4 Location
- B2 Energy Rating
- Bulthaup Kitchens
- Siemens Integrated Appliances
- South westerly City Garden
- Remote Controlled Integrated Gas Fire
- Lutron Lighting
- Underfloor Heating
- Fibre-Optic Broadband
- Up to 3 Resident Street Parking Permits from DCC

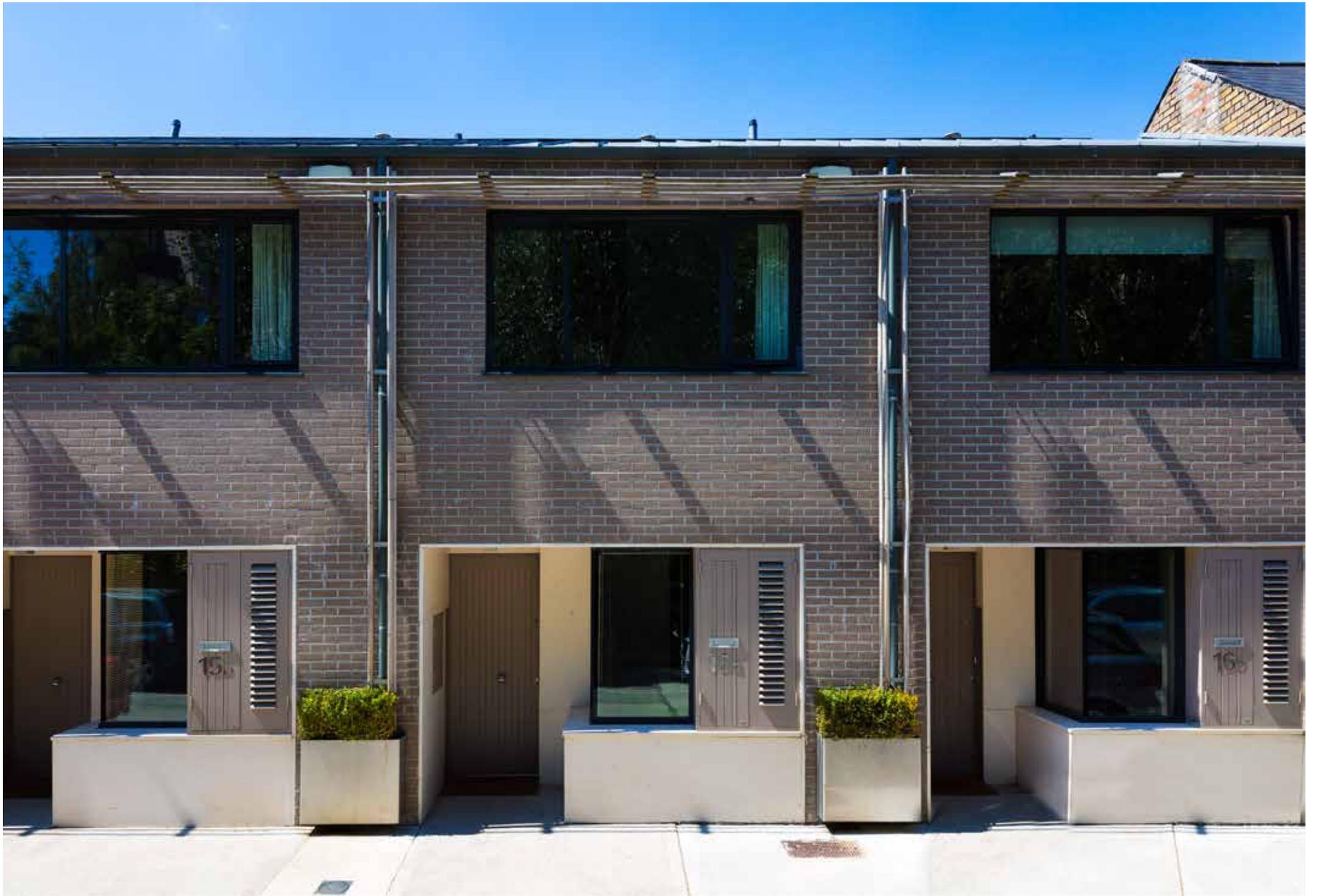
Accommodation

Approx. 1,345 sq ft (125 sq m)



- Reception Room/ Living and Circulation Areas
- Kitchen
- Bathroom
- Bedrooms
- Storage









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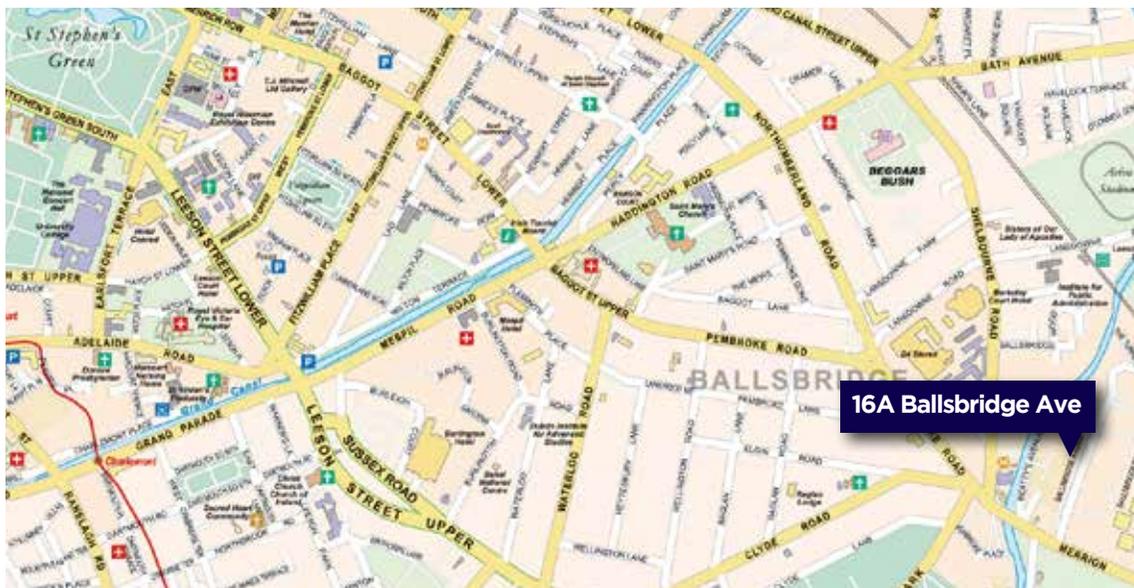


PSRA No: 001896

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Directions

From the City centre, proceed on the R816 (Merrion Row) and continue on to Baggot Street Lower. Then Turn right onto R118 (Pembroke Road) after about 400 meters take a sharp left onto Beatty's Avenue, continue passing Dodder View Cottages and Herbert Cottages and you will reach Ballsbridge Avenue.

Viewing

Strictly by appointment.

BER Rating

BER B2

BER Number 101453439
EPI: 120.85 kWh/m²/yr