

11 Ballsbridge Wood

Ground Floor



BENNETTS

Est. 1966

Auctioneers • Valuers • Estate Agents

20 Sandymount Green • Dublin 4

www.bennettsauctioneers.ie • info@bennettsauctioneers.ie

Tel: 01 260 2520 • Fax: 01 260 2339

Viewing is strictly by appointment through the above Company as Sole Agents.

Managing Director: Marc McGrath BSc MSCSI MRICS

Directors: Nigel A Bennett MSCSI Jonathan Bennett B.Comm FCA

Arthur F Bennett & Company Limited Registered in Dublin Ireland Number 23598

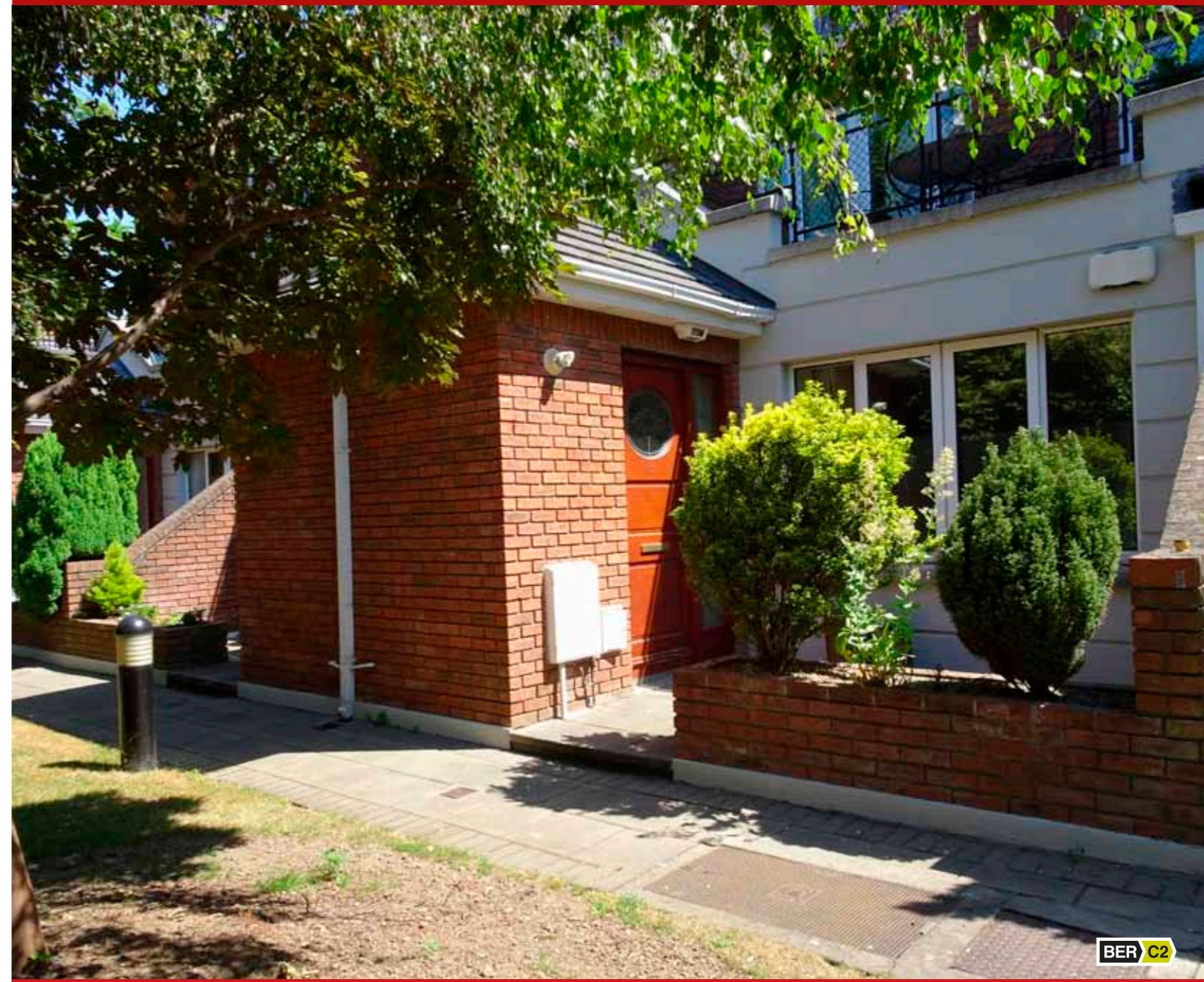
PSRA No. 002091

BENNETTS

Est. 1966

Auctioneers • Valuers • Estate Agents

20 Sandymount Green • Dublin 4



11 BALLSBRIDGE WOOD, OFF SHELBOURNE ROAD, BALLSBRIDGE, DUBLIN 4

- Private and secure gated development
- Spacious two bedroom ground floor apartment
- Walk in condition

- G.F.C.H. & double glazed
- Excellent location off Shelbourne Road
- Total floor area c. 65 sq.m.

myhome.ie
Find your home at my home

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor/lessor does not make or give nor is Arthur F. Bennett & Co Ltd/a Bennetts or its staff authorised to make or give any representation or warranty in respect of this property. 2. All descriptions, dimensions, references to condition and necessary permission for occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must easily satisfy him/herself by inspection or otherwise as to the correctness of each item.



FOR SALE

BY PRIVATE TREATY

01 260 2520
info@bennettsauctioneers.ie

DESCRIPTION

No. 11 is a bright and spacious c. 65 sq.m. ground floor apartment. Its accommodation comprises open plan living room and kitchen, two double bedrooms and family bathroom. Features of the property include secure parking for one car, G.F.C.H., double glazed, alarm and small courtyard to the front.

LOCATION

A very spacious and elegant garden level apartment with own entrance overlooking beautifully landscaped grounds in this popular development set off the Shelbourne Road in Ballsbridge. Within easy reach of all amenities including Ballsbridge, Lansdowne Dart Station, AIB Bank Centre, Sandymount Village, Merrion shopping Centre, St. Vincents Hospital and City Centre.

CONTACT

For further information or viewing arrangements contact: Geraldine O'Callaghan - Tel: 01 2602520 or Email: ger@bennettsauctioneers.ie



ACCOMMODATION

Porch entrance: 2.50m x 1.26m door to

Living room: 6.51m x 4.78 large picture window to overlooking front, feature fireplace leading to

Kitchen: 3.61m x 1.96m eye and floor level units, electric oven & hob, tiled floor, plumbed for dishwasher and washing machine

Bathroom: 2.33m x 1.69m suit of bath with electric shower, w.c., w.h.b., tiled floor & walls

Bedroom 1: 4.44m x 2.72m fitted wardrobe, window overlooking rear, fitted carpet

Bedroom 2: 3.61m x 1.96m window overlooking rear, fitted carpet

Exterior: residential parking & small courtyard to the front

Total Floor Area: c. 65 sq.m.



Price: €475,000

BER DETAILS

BER C2

BER No 111232021

Energy Performance Indicator: 185.31 kWh/m²/yr

BENNETTS

Est. 1966

Auctioneers • Valuers • Estate Agents

20 Sandymount Green • Dublin 4

www.bennettsauctioneers.ie • info@bennettsauctioneers.ie

Tel: 01 260 2520 • Fax: 01 260 2339

01 260 2520

info@bennettsauctioneers.ie



01 260 2520

info@bennettsauctioneers.ie