



Apt. 237 The Sweepstakes, Ballsbridge, Dublin 4

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent are proud to present to the market this immaculately presented 2 bedroom, 2nd floor apartment, set in the exclusive development of The Sweepstakes in the heart of Dublin 4.

Cosgrave built, No. 237, The Sweepstakes is an exceptional light filled property which offers accommodation of generous proportions, extending to approx. 67 sq.m. / 721 sq.ft. and briefly comprises entrance hallway, living room, dining room, kitchen, 2 double bedrooms and main bathroom.

There is ample communal parking space within this exclusive development and the common areas are excellently maintained landscaped gardens and water features.

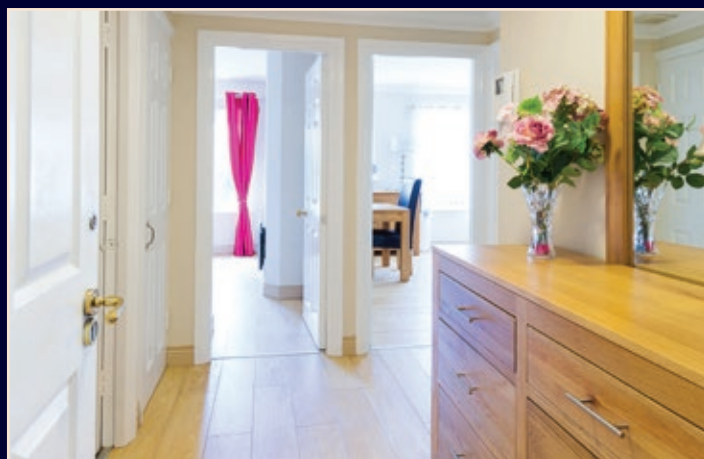
Enjoying an enviable location, this property benefits from one of Dublin's most popular and convenient locations with an excellent choice of amenities being within walking distance.

Just some of the amenities include the excellent boutiques, shops and restaurants in Ballsbridge and Sandymount Villages, R.D.S., the Aviva Stadium, Lansdowne and Sandymount DART Stations. Many of Dublin's commercial centres such as the I.F.S.C. and South Docks I.T. hub. The property also benefits from being within 15 minutes' drive of Dublin Airport via the Port Tunnel.

Viewing is highly recommended.

SPECIAL FEATURES

- » Immaculately presented 2 bedroom, 2nd floor apartment.
- » Extending to approx. 67 sq.m. / 721 sq.ft. with accommodation of generous proportions.
- » Ample communal parking.
- » Excellently maintained common area with beautifully landscaped gardens.
- » Within walking distance of Ballsbridge & Sandymount Villages and all their amenities including Aviva Stadium, R.D.S. and numerous shops, boutiques and restaurants.
- » Close to many of Dublin's commercial centres such as the I.F.S.C. and South Docks I.T. hub.
- » Convenient access to the City Centre via well services transportation routes including DART and bus.
- » Approx. 15 minutes' drive of Dublin Airport via the Port Tunnel.



ACCOMMODATION

ENTRANCE HALL

2.78m (9'0") x 2.01m (6'7")

Bright, welcoming entrance hallway with visual intercom, laminate flooring, cornicing and storage cupboard.

BATHROOM

1.68m (5'6") x 2.00m (6'7")

Fully tiled with white suite incorporating w.c., w.h.b., bath with electric shower and hotpress.

BEDROOM 2

2.35m (7'9") x 3.37m (11'1")

Good size bedroom with laminate flooring and fitted wardrobe.

BEDROOM 1

2.80m (9'2") x 3.84m (12'7")

Spacious double bedroom with laminate flooring and fitted wardrobe.

DINING ROOM

3.34m (11'0") x 3.89m (12'9")

Attractive room flooded with natural light with feature cast iron fireplace and gas fire inset, cornicing, wall light and archway to:-

LIVING ROOM

3.51m (11'6") x 3.55m (11'8")

Cylindrical shaped room with 360° views and offering an abundance of natural light.

KITCHEN

2.06m (6'9") x 2.80m (9'3")

Range of wall and base units with integrated fridge/freezer, washer/dryer, oven, hob, extractor fan and slimline dishwasher.



OUTSIDE

Attractively landscaped communal grounds with a variety of mature trees and shrubs as well as several water features. Residents' secure non designated car parking.

MANAGEMENT COMPANY

Core Estate Management
15 Adelaide Street, Dun Laoghaire, Co. Dublin.
Tel: 01 214 5465
Email: info@core-em.com
Service Charge: €1,675.95 per annum

DIRECTIONS

Travelling from the city centre proceed along Pembroke Road into Ballsbridge and take a left turn after Paddy Cullen's Pub onto Ballsbridge Park. The Sweepstakes is located at the end of Ballsbridge Park.

BER DETAILS

BER Rating: D2
BER Number: 108802612
Energy Performance Indicator: 294.81 kWh/m2/yr

VIEWING

Strictly by prior appointment with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email: citycentre@huntersestateagent.ie.

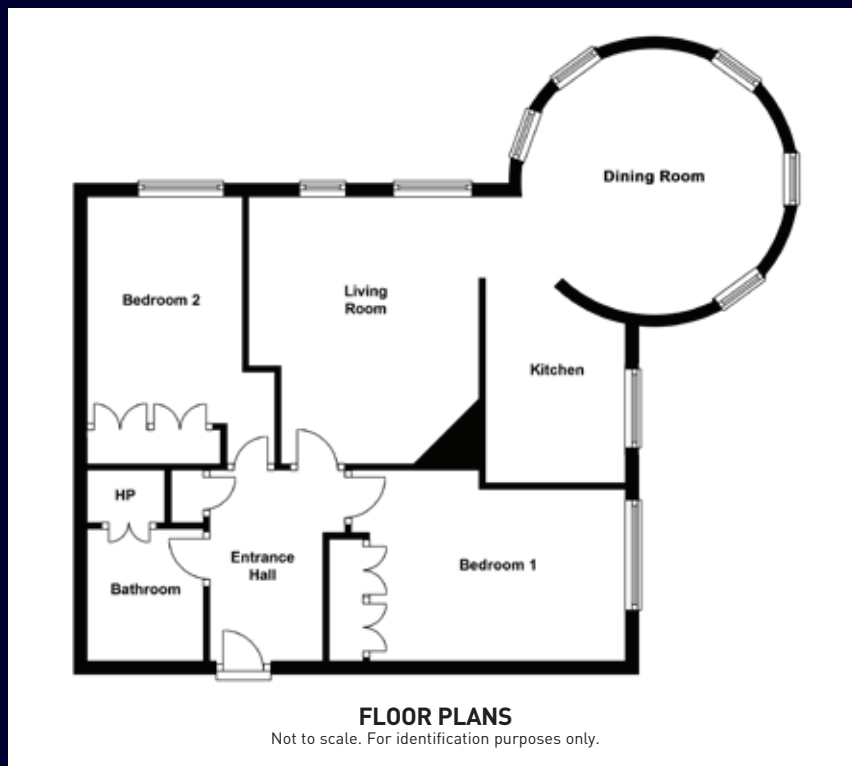


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.