



3 Ailesbury Oaks

Ailesbury Road, Ballsbridge, Dublin 4



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Features

- Ground floor two bed roomed apartment.
- Superbly located on one of Dublin 4's most sought-after premier roads.
- South facing balcony.
- Set behind electric gates in mature attractively landscaped grounds.
- Recently redecorated.
- Ample parking.
- Gas fired central heating.
- Floor area approximately 73 sqm (785 sq. ft).

Ailesbury Oaks is a wonderful mature development superbly located on this quiet exclusive premier road within Dublin's embassy belt. The apartment comprises a generous, well presented ground floor two bedroom apartment benefiting from a delightful south facing balcony. The property is well set back behind electric gates within the attractively landscaped grounds.

Apt. 3 has been recently redecorated and now provides a most appealing ground floor apartment extending to approximately 73 sqm (785 sq. ft) and briefly comprises: living/dining room, separate kitchen, two bedrooms and bathroom.

As previously mentioned, Ailesbury Oaks is located off Ailesbury Road which is one of Dublin 4's most prestigious roads. It enjoys a highly convenient location being within walking distance of Ballsbridge village and all the wealth of amenities it has to offer including specialist shops, restaurants and pubs. It is also within a short walk of Sydney Parade DART station and the delightful walks on Sandymount Stand. Sandymount Village and Dublin City Centre are easily accessible. There are excellent local shopping facilities available in the Merrion Shopping Centre together with a wide range of recreational amenities close at hand including Wanderers Football Club, Sydney Parade Cricket Club, The RDS, Elm Park Golf Club, The Aviva Stadium, and of course the delightful parkland facility that is Herbert Park.

Accommodation

Reception Hall: 1.40m x 5.00m (4'7" x 16'5") with mirrored sliding wardrobes, built in storage.

Living/Dining Room: 3.75m x 6.30m (12'4" x 20'8") with floor to ceiling sliding patio doors leading to the south facing balcony, ceiling coving, attractive marble fireplace with marble hearth, gas coal effect fire.

Kitchen: 2.20m x 3.50m (7'3" x 11'6") fitted with a range of overhead press and drawer units, oven with four ring ceramic hob and extractor over, dishwasher, washer/dryer, undercounter fridge, bowl and a half stainless steel sink unit, window to side, tiled floor, tiled splashback.

Bedroom 1: 4.30m (14'1") x 4.30m (14'1") (average) with windows to rear and excellent range of built in fitted wardrobes.

Bedroom 2: 3.00m x 3.10m (9'10" x 10'2") with window to rear and floor to ceiling built in sliding wardrobes.

Bathroom: comprising cabinet wash hand basin, wc, bidet, bath with telephone shower, part tiled walls and tiled floor.

Management Company

A2Z Property Management

Service charge

€3,300 per annum

BER Information

BER: C3. BER No: 117135517

EPI: 223.65 kWh/m²/yr.

Eircode

D04 Y030



OFFICES

103 Upper Leeson Street,
Ballsbridge, Dublin 4, D04 TN84.
T: 01 662 4511
E: ballsbridge@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

11 Main Street, Dundrum,
Dublin 14, D14 Y2N6.
T: 01 296 3662

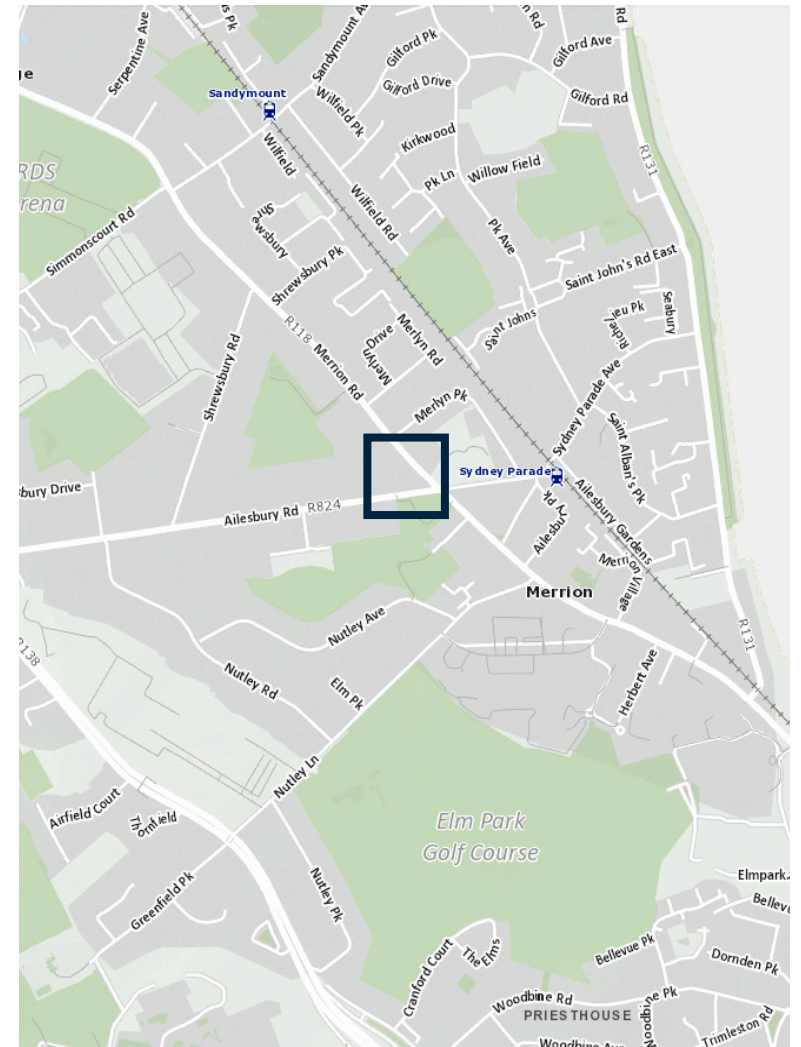
29 Dunville Avenue,
Ranelagh, Dublin 6, D06 K283.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2, D02 PH42
T: 01 638 2700

55 South Mall,
Cork, T12 RR44
T: 021 427 8500



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