

BER C1



6 Lynton Court

Merrion Road, Ballsbridge, Dublin 4

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INTERNATIONAL REALTY

6 Lynton Court, Merrion Road, Ballsbridge, Dublin 4

A most impressive and particularly spacious three bedroomed apartment ideally located only a short walk from Ballsbridge Village and Sandymount DART.

Apt. 6 is a bright dual aspect second floor apartment benefiting from surprisingly spacious accommodation extending to an impressive approx. 132sq.m. (1,420 sq. ft.) which briefly comprises entrance hall, large bright dual aspect open plan living/ dining room, kitchen, three bedrooms (including master ensuite) and bathroom.

This well maintained and mature development also benefits from covered designated parking to the rear and a separate store.

Lynton Court enjoys a highly convenient location in the heart of Ballsbridge. This exclusive location with all amenities within easy reach including local shops, Sandymount DART station, rugby grounds, the RDS, Herbert Park, and numerous bus routes and hotels including The Intercontinental and The Clayton Hotel Ballsbridge.

Features

- Spacious bright second floor three bedroomed apartment.
- Impressive dual aspect open plan living/dining room.
- Well-appointed kitchen.
- Master ensuite with dressing area
- Highly convenient and sought-after location a short walk to Ballsbridge Village and adjacent to the Sandymount DART.
- Lift access.
- South-west facing balcony.
- Designated covered carparking.
- Winter garden off kitchen.
- Outside storage.
- Well maintained and mature block.
- Gas fired central heating.
- Intercom.
- Floor area approx. 132sq.m. (1,420 sq. ft.).







Accommodation

Reception Hall: 3.45m x 3.50m (11'4" x 11'6") including built in wardrobes, tiled floor.

Living / Dining Room

Living Area: 4.65m x 6.95m (15'3" x 22'10") overlooking Thomas Prior Hall, door to

Balcony: 2.90m x 1.40m (9'6" x 4'7") composite deck, enjoying a south-westerly facing aspect.

Dining Area: 3.10m x 3.75m (10'2" x 12'4") glazed panel door into the

Kitchen: 3.75m x 3.30m (12'4" x 10'10") fitted with a range of presses, cupboards, drawers, worktop with one and a half bowl undercounter sink unit, four ring electric hob with oven underneath and extractor over, tiled splashback, fridge freezer, integrated dishwasher, integrated washing machine, door to

Winter Garden: 2.45m x 0.80m (8' x 2'7") with sliding glazed door, access to balcony and composite deck.

Inner Reception Hall: 1.05m x 3.75m (3'5" x 12'4") with storage cupboard and a shelved hot press.

Master Bedroom Suite: 4.70m x 4.25m (15'5" x 13'11")

Ensuite: comprising bath with shower over, pedestal wash hand basin, wc, towel rail, tiled floor, partly tiled walls.

Dressing Room: 1.55m x 2.15m (5'1" x 7'1") with built in units.

Bedroom 2: 3.45m x 3.65m (11'4" x 12') with built in wardrobes.

Bedroom 3: 2.10m x 4.00m (6'11" x 13'1") with built in wardrobes.

Bathroom: with bath with telephone shower attachment, pedestal wash hand basin, wc, tiled floor, and partly tiled walls.

Management Company

Lyton Court Management Company

Service Charge

€6,515 per annum

BER Information

BER: C1. BER No: 107323800.

EPI: 170.49 kWh/m²/yr.

Eircode

D04 EW80





FLOOR PLAN Not to scale - for identification purpose only.



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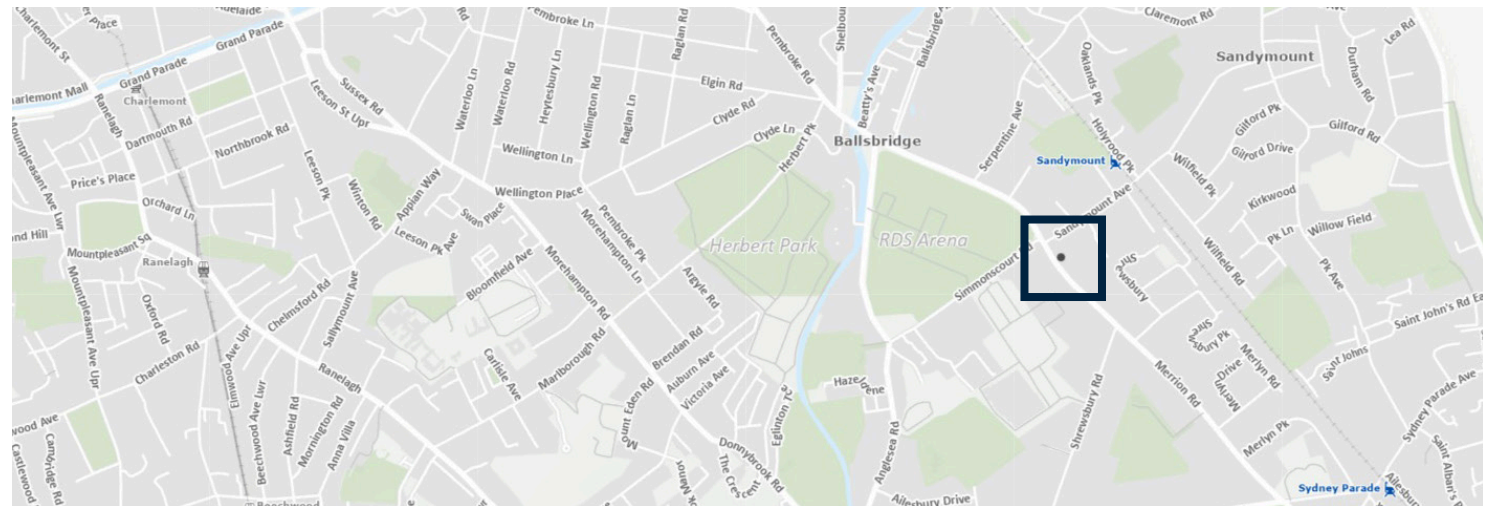
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