



72 Ballintyre Square, Ballinteer, Dublin 16. D16VH01

Beirne
& Wise

For Sale By Private Treaty



View this delightfully spacious two-bedroom, ground floor apartment of 83 sq.m. approx. and appreciate its appeal. Recently redecorated, No. 72 is situated in the much sought after Ballintyre development surrounded by mature landscaped grounds, just off Ballinteer Avenue. Ballintyre is a mixed development of apartments and houses and won the Irish Development of the Year for Glenkerrin Homes in 2005 - a testament to the quality and high standards in design of this prestigious development.

The accommodation comprises of a welcoming entrance hall, storage room, living/dining room with glazed door opening out onto a sheltered outdoor patio area, a kitchen open to the dining area, two double bedrooms (one ensuite) and a bathroom complete the picture.

The location is one of great convenience, within walking distance of excellent local shopping with the renown Dundrum Town Centre nearby, with all its associated leisure facilities. Adjacent to the wonderful parklands of Marlay, with the popular weekend farmers market, sporting events and children's playground, this apartment has much to offer -not forgetting regular bus routes to the city and beyond with the 14-bus route stopping at the LUAS in Dundrum. Ballintyre is conveniently located within easy reach of the M50 motorway and at the foothill of the Dublin mountains.

Special Features

- Spacious two-bedroom apartment, 83 sq.m approx.
- Designated underground parking space with ample visitor's surface parking.
- Intercom.
- Attractive floor tiling in hall, living/ dining room, kitchen and bathrooms.
- Gas fired central heating
- Convenient location with a host of amenities nearby.

Accommodation

HALL

With attractive floor tiling, intercom and recessed down lighters with access to roomy storage room.

LIVING/DINING ROOM

9.0m x 3.93m (Max measurement)

An extra spacious room, the perfect space for entertaining, with a large picture window to the front and door opening out to a sheltered patio area. A raised built-in enclosed gas fire provides a focal point for this comfortable room. There is continuous neutral coloured floor tiling, recessed down lighters and access to

KITCHEN

3.23m x 2.58m

Contemporary style with floor and wall mounted units, incorporating display cabinets and mosaic styled tiled splash back with countertop lighting. There is an integrated fridge/freezer, dishwasher, washing machine, gas hob, stainless steel extractor hood, built-in oven, recessed down lighters and tiled flooring.





BEDROOM ONE

4.34m x 2.65m

A generous double bedroom with built -in wardrobes, and access to

ENSUITE

Fully tiled with walk in shower cubicle, pedestal w.h.b. with overhead mirror with vanity light, w.c., and bathroom cabinet.

BEDROOM TWO

4.45m x 2.69m

A second double bedroom with built-in wardrobes.

BATHROOM

A good-sized bathroom, fully tiled with bath, complete with flexible shower head and screen, w.c., w.h.b. with overhead mirror and vanity light, built-in storage press, and full height wall mirror.

OUTSIDE

The sheltered patio area is accessed via the living/dining room with space for seating area. The well-designed communal gardens are landscaped with trimmed hedges, mature specimen trees and a selection of shrubs surrounded by neat and tidy lawn areas. There are surface off-street parking areas, and a designated underground parking space.

MANAGEMENT COMPANY

Indigo Property Management Company

SERVICE CHARGE

€2,710 p.a (subject to review)

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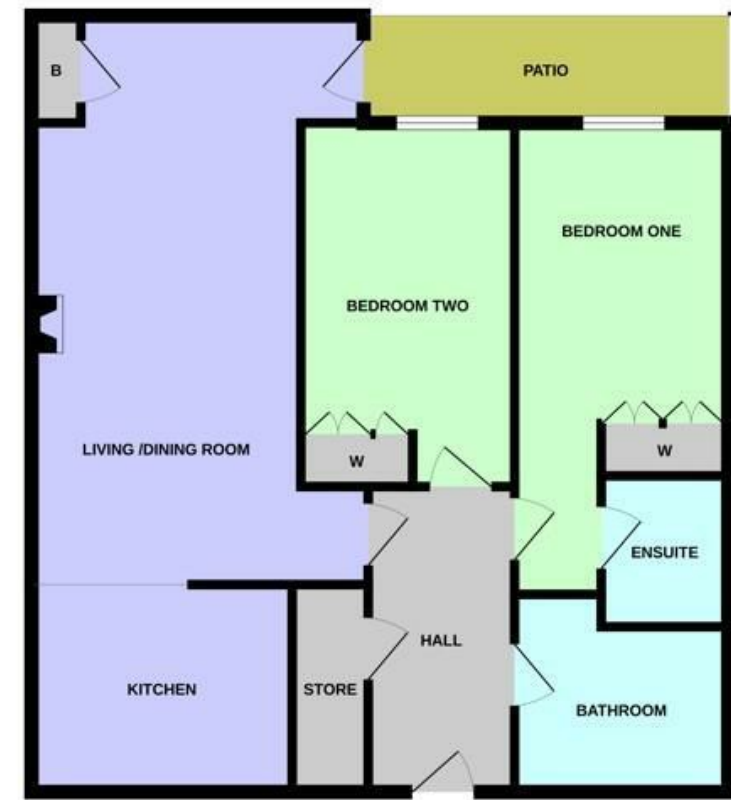
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Output: 185.93 kWh/m2/yr.





GROUND FLOOR



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