



16 Upper Cross House, Temple Park, Dartry, Dublin 6. D06YP62

Beirne  
& Wise



## For Sale By Private Treaty

Upper Cross house is a small development of apartments, discreetly tucked away on the private residential road of Temple Park, just off South Richmond Avenue in the heart of Dartry. No 16 is a ground-floor, end-of-terrace, spacious two-bedroom apartment with a wonderfully secluded south-facing patio and uninterrupted aspect, hedge running the length side of the property, screening a communal tennis-court. This development is elegantly situated in a quiet sylvan setting, yet literally across the road from the Milltown Luas stop providing easy access to the city centre and beyond.

The modernised accommodation is bright and airy with a welcoming Entrance Hall, an open plan Living/Dining Room/ Kitchen with sliding patio door opening out onto a sun-drenched terrace, with the bonus of two double bedrooms and a bathroom with a storage closet in the hall.

Within 5 km drive of St Stephens Green and 10 minutes on the LUAS, No 16 has much to offer. Close to the Villages of Rathgar, Rathmines and Ranelagh, the location is one of great convenience with a selection of specialty shops and restaurants nearby at Dunville Avenue. It is a short stroll to the lovely Palmerston Park and the Dodder linear park.

## Special Features

- Convenient location in heart of Dartry close to LUAS at Milltown.
- Just a stroll to LUAS at Milltown
- Secluded south facing terrace
- Off street parking
- Alarm
- Situated in quiet enclave landscaped gardens and Tennis Court
- Modern Kitchen and Bathroom
- Recently installed double glazed windows Off street parking
- Electric Heating
- Floor area 63 sq. m. approx.

## Accommodation

### ENTRANCE HALL

This is a spacious Hall with coved ceiling, laminate timber flooring and access to Hot Press and Storage Closet with glass panelled door to;

### LIVING/DINING/KITCHEN

5.66mx 5.33m (max. dim.)

Spacious room with dual aspect, with coved ceiling, laminate timber flooring in living area and a sliding door which opens onto a sheltered patio area. There is an open fireplace with a raised hearth and marble surround providing a focal point for this comfortable room. On either side of chimney breast are attractive built in units with open shelving.

The kitchen area with side window is fitted with an array of floor and wall mounted high gloss units with breakfast bar and coordinating floor and splashback tiling. There is a free standing stainless steel cooker with overhead extractor and integrated fridge/freezer, washer dryer unit and dishwasher.

### BEDROOM ONE

4.55m x 3.13m

A really generous double room with coved ceiling, plantation style window shutters and wall to wall built in wardrobes.





#### BEDROOM TWO

2.70m x 2.92m

Another double room, with coving ceiling, built in wardrobes and corner shelving.

#### BATHROOM

Refurbished, fully tiled with suite comprising; bath with mixer tap complete with shower nozzle, wc and pedestal mounted whb with vanity mirror and light. The bathroom is fully tiled and there is a heated towel radiator.

#### TERRACE

4.07m x 2.28m

The secluded terrace is paved, with brick finished walling and perimeter flower beds enjoying a southerly aspect. It looks onto a lawn area in front of mature trees and shrubs with an attractive high (original estate walling) in the background.

#### GARDENS

The approach driveway to Upper Cross House is via a wonderful tree lined avenue, Temple Park with electric gates onto Richmond Avenue South. There is a generous parking area and the leafy communal gardens are well kept with lawns, trimmed hedging, specimen trees and a selection of shrubs and flowering plants. It has the benefit of a tennis court, screened with hedging, for the enjoyment of the residents.

#### MANAGEMENT COMPANY

Professional Property Services 01-2960830

#### SERVICE CHARGE

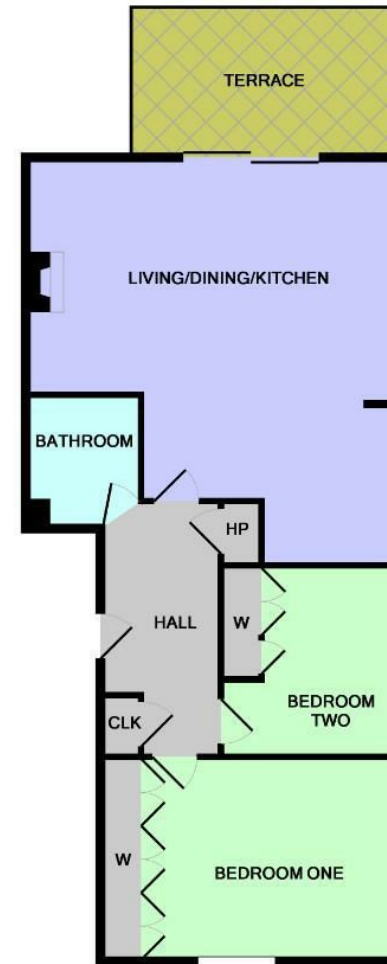
€1,798 approx. per Annum (subject to review)

#### BER

BER NO : 106900608

Output: 338.79 kWh/m2/yr.





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