

For Sale by Private Treaty



## 1 Dodder View Cottages, Ballsbridge, Dublin 4 D04 E4P1

Charming 2 bedroom redbrick end of terrace property, located in this prestigious location.  
Approx. 560sq.ft /52 sq.m

**Asking Price €450,000**



BER No. 112495700  
EPI: 716.34 kWh/m2/yr

T: 01 66 01 922

E: [info@lansdownepartnership.ie](mailto:info@lansdownepartnership.ie)

[www.lansdownepartnership.ie](http://www.lansdownepartnership.ie)



## Description

Lansdowne Partnership is delighted to present 1 Dodderview Cottages which is a charming two-storey red brick end of terrace residence. The property is located in the heart of Ballsbridge within a short distance of amenities such as the RDS, the Aviva Stadium and all of the shops, restaurants and bars that Ballsbridge has to offer. It is located a mere 20 minute walk from Grafton Street with excellent transportation links via Dublin Bus, the Dart and Aircoach.

The light filled accommodation comprises: living/dining area, kitchen and bathroom. On the first floor, there are 2 bedrooms. There is a small courtyard to the rear at ground floor level.

This property will appeal to both investors and owner occupiers.

## Location and Amenities

This is a hugely sought after location. In the heart of Ballsbridge, Dodderview Cottages is ideally located off the Merrion Road and is a stones's throw from all the amenities that Ballsbridge and the city centre have to offer.

Ballsbridge is a highly desirable Dublin suburb that extends northwards towards the Grand Canal, southwards towards Donnybrook, and westwards to encompass the area around Pembroke Road, Clyde Road, Elgin Road, and Herbert Park. It has excellent public transport with Lansdowne DART station and numerous bus routes to the city centre nearby, making this a very popular choice for owner occupiers and investors alike.

Viewing is highly recommended.

## Accommodation

**Entrance Hall** 2.96m x 1.03m (9'7" x 3'37")

Wooden floor.

**Living/Dining Area** 4.76m x 3.82m (15'6" x 12'2")

Double doors to bright reception room. Brick fireplace (sold fuel). Wooden floor. Understairs storage.

**Kitchen** 2.27m x 1.65m (7'4" x 5'4")

Tiled floor and tiled splashback. Range of fitted presses, stainless steel sink unit. Oven. Fridge.

**Rear lobby** 1.34 x 0.98 (4'3" x 3'2")

Hot-press. Access to rear courtyard.

**Bathroom** 1.79m x 1.67m (5'8" x 5'4")

Wc, whb. Tiled floor and walls. Triton T90 shower. Wall heater.

## First floor:

**Bedroom 1** 3.68m x 3.05m (12'1" x 10')

Fitted double wardrobes. Fireplace

**Bedroom 2** 2.8m x 2.8m (9'1" x 9'1")

Fitted double wardrobes. Fireplace (presently covered up)

## Outside

Small walled rear yard. On street parking (residents may apply for a parking disc from Dublin City Council).





### Property Features

- Charming 2 bedroom redbrick residence
- Most appealing prestigious location
- Ideally located in the heart of Ballsbridge
- Electric storage heating
- Permit parking
- Excellent investment opportunity
- No rent cap as owner occupied
- Extending to approx. 52sq.m/560sq.ft.

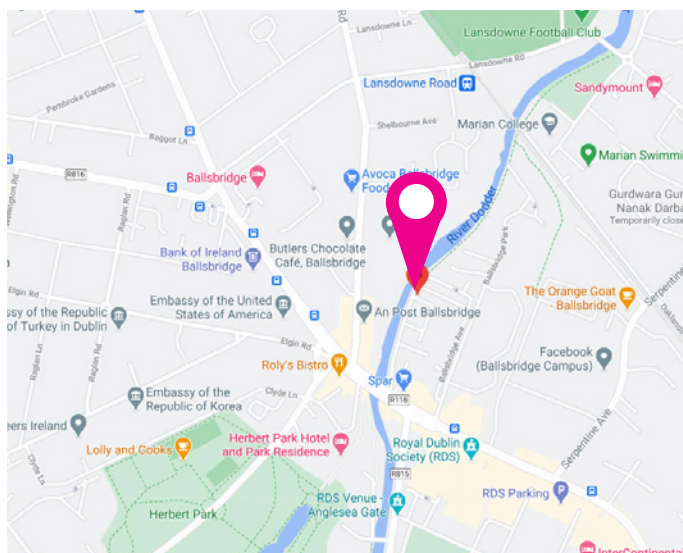
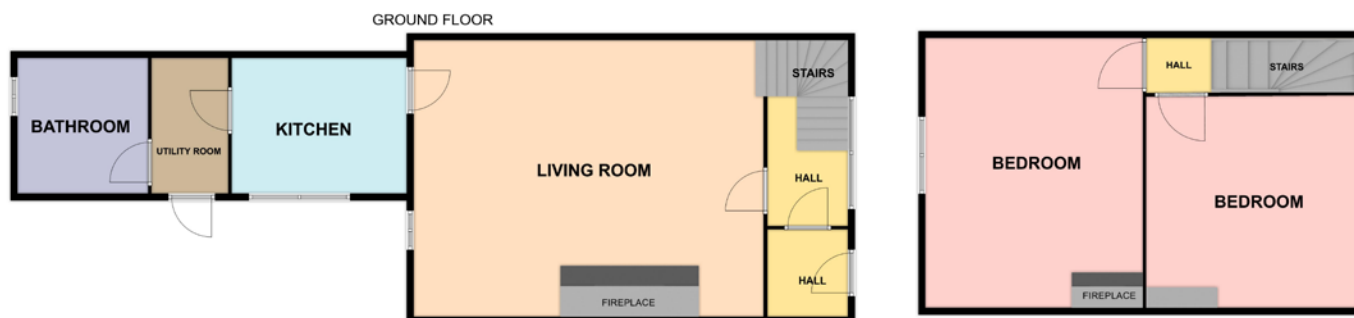


## Floor Plans

Not to scale.

For illustration purposes only

FLOOR 1



## Directions

Driving from Ballsbridge travel along Pembroke Road, continue straight through the lights at the junction with Shelbourne Road. Continue straight over the bridge with the Dodder then take the first left onto Beatty's Avenue. Continue along to the third turn left and number 1 Dodderview Cottages in at the corner straight in front of you.

**Lansdowne**  
Partnership  
ESTATE AGENTS

PSRA Licence No 002608

**Ballsbridge Office**  
69 Mespil Road,  
Ballsbridge,  
Dublin 4

**Blackrock Office**  
12 Rockhill,  
Main Street,  
Blackrock,  
Co. Dublin

**Peter Keaveney BSc Hons MIPAV**  
Senior Negotiator  
Blackrock Office  
PSRA Licence No. 002608-002033  
E: [peter@lansdownepartnership.ie](mailto:peter@lansdownepartnership.ie)  
M: +353 (0) 86 065 5323  
T: + 353 (0) 1 660 1922

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