

BER C2



29 Ballsbridge Wood
Ballsbridge, Dublin 4

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INTERNATIONAL REALTY

29 Ballsbridge Wood, Ballsbridge, Dublin 4

Superbly located in an exclusive modern gated development in the heart of Ballsbridge Village, a most appealing duplex enjoying a generous south facing roof terrace.

No. 29 is a bright airy end of terrace own door duplex set in very well maintained & attractively landscaped grounds. The property enjoys well-presented accommodation extending to approximately 74sq.m. (796sq.ft.) briefly comprising bright living/dining room, kitchen/breakfast room, two bedrooms (one ensuite), and bathroom. The property is further enhanced by private gated pedestrian access to Lansdowne Road DART station and secure allocated parking.

As previously mentioned, Ballsbridge Wood enjoys a location of unparalleled convenience set in the heart of Ballsbridge with a host of local amenities on your doorstep including specialist shops, pubs, and restaurants. The property is a 2 minute walk to the Aviva Stadium and the delightful recreational amenities of Herbert Park. Dublin's primary business, financial, and shopping districts are all within easy reach making this a first class residential location. There is numerous city bound and cross city bus services available and the DART station at Lansdowne Road is also a short stroll away.

Features

- Superbly located two bedroomed own door duplex in exclusive gated development.
- Ideally located in the heart of Ballsbridge village.
- Bright airy well-presented accommodation.
- Generous south facing roof terrace.
- Set in very well maintained, attractively landscaped grounds.
- Private pedestrian access to Lansdowne Road DART station.
- Secure allocated car parking.
- Floor area 74sq.m. (796sq.ft.).
- Set in beautifully landscaped and well-maintained grounds.







Accommodation

Reception Hall: 1.90m x 3.45m (6'3" x 11'4") with understairs storage cupboard, intercom, digital burglar alarm pad and door to

Living/dining Room: 4.45m x 5.40m (14'7" x 17'9") bright dual aspect, coal effect gas fire with marble surround, mantle and raised marble hearth, window to the side, French doors leading out to a roof terrace. Double doors to

Kitchen/breakfast Room: 2.40m x 4.45m (7'10" x 14'7") fitted with a range of presses, cupboards, drawers, worktops, four ring electric hob, with oven underneath, extractor hood over, one bowl stainless steel sink drainer unit, plumbed for washing machine and dishwasher, built in storage cupboard and integrated fridge freezer, tiled splashback, tiled floor, and bay window overlooking the front.

Upstairs

Landing: with shelved hot press and attic access

Bedroom 1: 3.90m x 3.10m (12'10" x 10'2") with a very good range of built in wardrobes and French doors to a sunny balcony with feature porthole window. Door to

En Suite: comprising step in tiled shower, wc, pedestal whb, tiled floor and a roof light

Bedroom 2: 2.45m x 2.90m (8' x 9'6") with a good range of built in wardrobes

Bathroom: comprises bath with Mira electric shower over, pedestal whb, wc, tiled floor

Outside: As previously mentioned, the property is set in beautifully landscaped mature grounds. The property further benefits from a generous south facing roof terrace (approx. 4.6m. x 1.65m. / 15'1" x 5'4").

Management Company

Byrne & Moore Property Consultants.

Service Charges

€1,666 per annum.

BER Information

BER: C2. BER No: 101665198.

EPI: 179.08 kWh/m²/yr.

Eircode

D04 W3Y7





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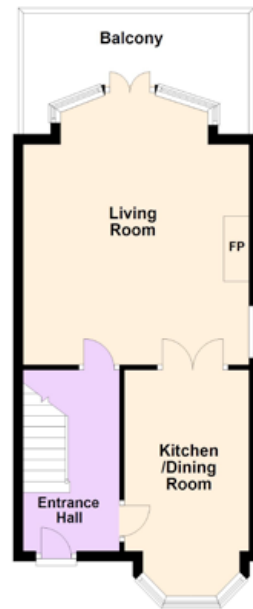
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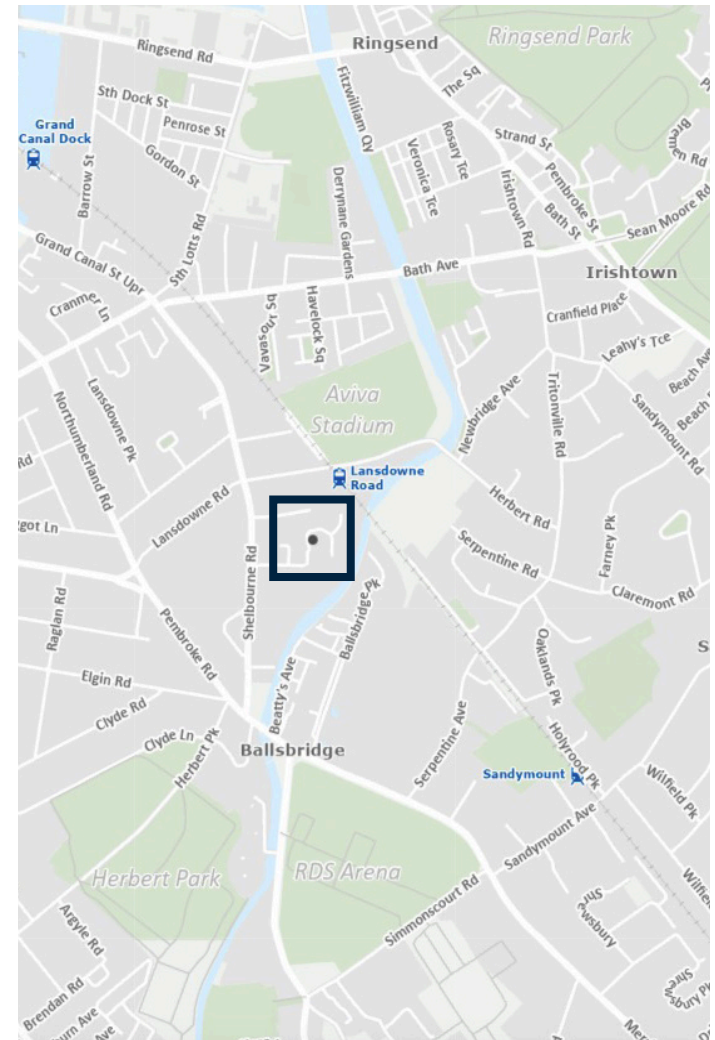
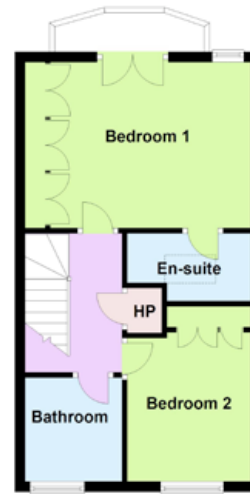
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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