



5 Lynton Court

Merrion Road, Ballsbridge, Dublin 4

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INTERNATIONAL REALTY

5 Lynton Court, Merrion Road, Ballsbridge, Dublin 4

A most impressive and particularly spacious and superbly presented three bedroom apartment ideally located only a short walk from Ballsbridge Village and Sandymount LUAS.

Apt. 5 is a bright dual aspect second floor apartment benefiting from surprisingly spacious and tastefully presented modern accommodation extending to an impressive approx. 128sq.m. (1,377sq.ft.) which briefly comprises entrance hall, particularly inviting bright dual aspect open plan living/dining room, well appointed kitchen, three bedrooms (including master ensuite) and shower room.

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 bedroom apartment.
- Superbly presented accommodation.
- Impressive dual aspect open plan living/dining room.
- Well appointed kitchen and bathrooms.
- 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.
- Well maintained and mature block.
- Gas fired central heating.
- Intercom.
- Floor area approx. 128sq.m. (1,377sq.ft.).







Accommodation

Reception Hall: 3.45m x 2.75m (11'4" x 9') with parquet flooring and two storage cupboards and intercom.

Living/Dining/Sitting Room

Living/Dining Area: 4.50m x 7m (14'9" x 23') (including bay) with door out to the balcony, opening into the

Sitting Area: 2.95m x 3.60m (9'8" x 11'10") opening into the

Kitchen: 3.60m x 3.95m (11'10" x 13') very well fitted comprises range of presses, cupboards, drawers, siltstone worktop with tiled splashback, one and a half bowl undercounter stainless steel sink unit, four ring Bosch electric hob with extractor hood over, integrated appliances including Neff double ovens, Neff microwave, fridge freezer, dishwasher, siltstone breakfast bar.

Rear Hall: with a storage cupboard.

Master Bedroom Suite: 4.70m x 6.55m (15'5" x 21'6")

Dressing Area: with a very good range of built in wardrobes.

Ensuite: comprising bath with telephone shower attachment, vanity wash hand basin set in a siltstone plinth, bidet, wc, tiled floor and largely tiled walls.

Bedroom 2: 3.45m x 3.65m (11'4" x 12') includes a good range of built in wardrobes.

Bedroom 3: 3.45m x 2.80m (11'4" x 9'2") including a good range of built in wardrobes.

Shower Room: comprising large step in tiled shower with Rainhead shower, vanity wash hand basin set in a siltstone plinth with vanity unit above, wc, chrome heated towel rail, tiled floor, and largely tiled walls.

Balcony: 2.95m x 1.45m (9'8" x 4'9") accessed via the dining area with a mosaic tiled floor, glass balustrade, looking across the grounds of the Clayton Hotel.

BER Information

BER: C3. BER No: 115492639.

EPI: 203.65 kWh/m²/yr.

Eircode

D04V213

Management Company

Lynton Court, Management Company

Service Charge

€6,515 Per Annum





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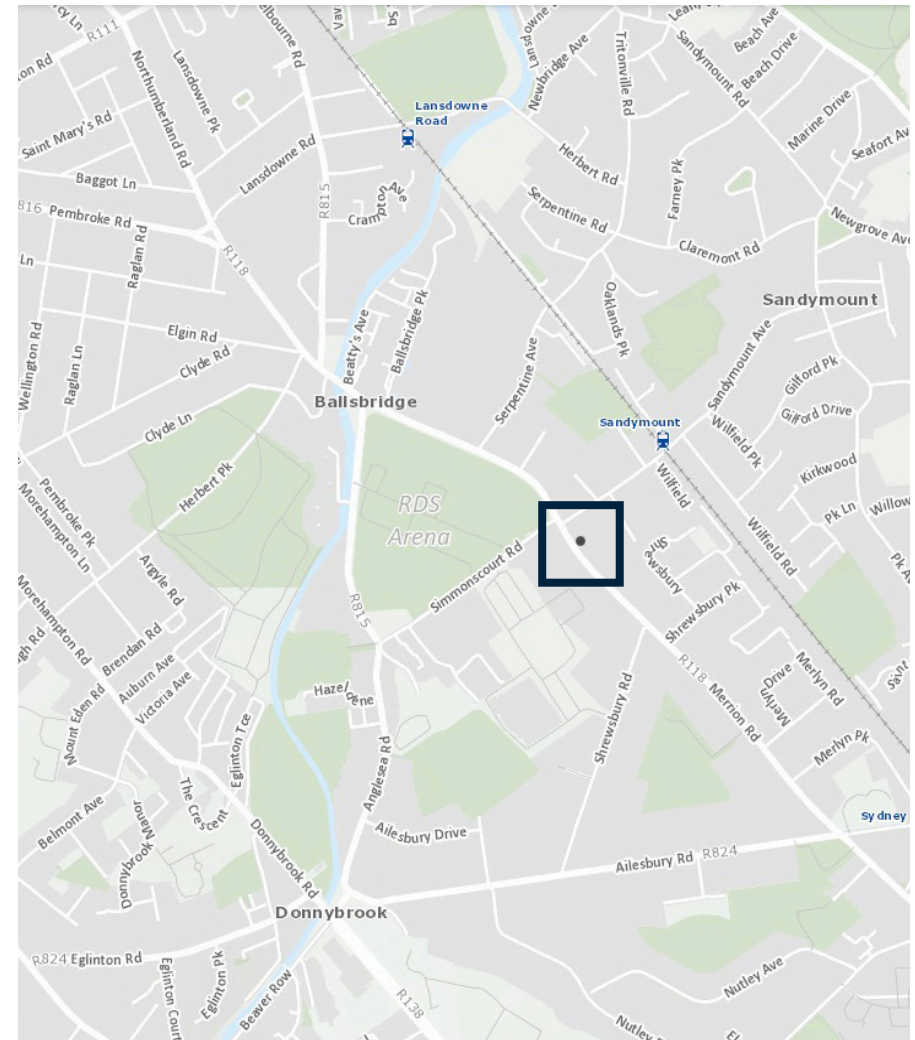
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