



7 Arranmore, 13/14 Pembroke Road,
Ballsbridge, Dublin 4.

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is delighted to bring this exceptional one bedroom apartment to the market. Perfectly located in the heart of Dublin 4, No. 7 Arranmore is a one bedroom, ground floor apartment with its own door access to the front garden patio. Extending to approx. 39 sq.m/ 419 sq.ft this private residence provides light filled accommodation throughout which includes entrance hallway, shower room, bedroom, living room and kitchen.

Arranmore is an instantly appealing retirement development for residents over 55 years of age with beautifully landscaped grounds ideally located on Pembroke Road. It is a few short steps to the vast array of amenities both social and essential of Baggot Street, Ballsbridge and Donnybrook Villages, while the Aviva Stadium, Herbert Park, the RDS and St. Stephens Green are all a short stroll away. An added benefit are the great facilities provided to the residents such as a spacious communal conversation room, communal laundry room, guest suite for visitors and generous landscaped rear gardens. The development also offers ample car parking to the front.

SPECIAL FEATURES

- » 1 bedroom ground floor apartment
- » Approx. 39sq.m / 419sq.ft
- » Beautifully landscaped communal gardens
- » Own door access to front garden and patio area
- » Electric Heating
- » Double glazed
- » Communal laundry facility
- » Private residential parking
- » Over 55's active retirement development
- » 24 hour Concierge/Caretaker and security
- » Communal Reading Room



Accommodation

ENTRANCE HALLWAY

0.95m (3.11ft) x 2.70m (8.85ft)

With ceiling cornicing, storage cupboard and emergency bell. Carpet flooring.

SHOWER ROOM

1.63 m (5.34ft) x 2.03m (6.66ft)

Corner shower cubicle with wall hung shower unit. W.C., wash hand basin with mixer tap and under sink storage unit. Heated towel rail and electric wall mounted heater. Fully tiled floor and walls.

BEDROOM

2.66m (8.73ft) x 3.73m (12.24ft)

Fine double room with fitted wardrobes and ceiling cornicing. Electric storage heater. Carpet flooring.

LIVING ROOM

3.20m (10.49ft) x 5.30m (17.38ft)

Bright and spacious room with ceiling cornicing and marble faux fireplace containing an electric fire. Door out to patio area. Intercom and TV point. Carpet flooring. Arch to:

KITCHEN

1.64m (5.38ft) x 2.26m (7.33ft)

Fitted wall and base units including free standing Belling fridge freezer, Beko undercounter oven, Thorn hob, extractor fan, and stainless steel sink with draining board. Laminate flooring and partially tiled walls.



OUTSIDE

Private rear garden for residents planted in lawn, flowering shrubs and roses bushes. Central water feature surrounded with box hedging and sheltered seating area. Ample parking to the front of the property with additional mature planting and patio area.

MANAGEMENT COMPANY

Mason Owen Lyons (Commercial Property Consultants)

135 Baggot Street Lower, Dublin 2

Email: info@mol.ie

Telephone: 01 6611 333

Annual service charge €3,395

BER DETAILS

BER: D2

BER Number: 100202175

Energy Performance Rating: 285.06 kwh/m2/yr

DIRECTIONS

Travelling along the N11 City bound, continue through Donnybrook Village and at the crossroad, turn right onto Waterloo Road. Continue along Waterloo Road and turn right at the traffic lights onto Pembroke Road. The apartments are on your right-hand side.

VIEWING

Strictly by appointment through Hunters Estate Agent City on 01 6680008 or email: city@huntersestateagent.ie



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