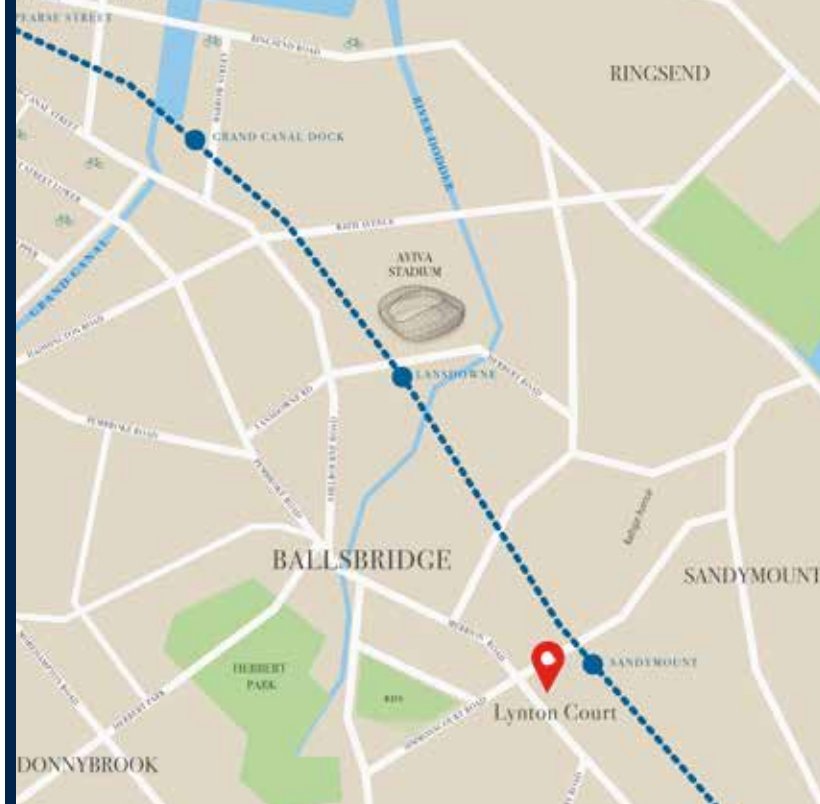


3 Lynton Court, Merrion Road,
Ballsbridge, Dublin 4, DO4 W8C7.



For Sale by Private Treaty

BER Details

BER D1

BER Number: 112972898/112972914

Energy Performance
Indicator: 284.09 kWh/m²/yr.
PSRA Licence Number: 002226

Viewing

By prior appointment.

Contact

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086 236 4144
billy@mcnallyhandy.ie

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01 664 0201
086 2562783
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3 Pembroke Street Lower,
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McNally
Handy



mcnallyhandy.ie

3 Lynton Court,
Merrion Road,
Ballsbridge,
Dublin 4,
DO4 W8C7.

BER D1

McNally
Handy

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA licence No: 002226.

3 Lynton Court, Merrion Road, Ballsbridge, Dublin 4, DO4 W8C7.

For Sale by Private Treaty

3 Lynton Court is an elegant large 3 bedroom first floor apartment in this prestigious owner occupied block in the heart of Ballsbridge Dublin 4, situated on the prominent corner of Merrion Road and Sandymount Avenue. A superb location and only 2 minutes walk to Sandymount DART Station and adjacent to every conceivable recreational and commercial amenity, to include Sandymount Strand, the RDS, Aviva Stadium and the villages of Ballsbridge and Sandymount.

The floor area is a generous c.1.500 sq.ft. (139m2) and the apartment exudes its own unique charm. In addition to the generous internal accommodation there is an external storage room. Also, there is a specified covered parking space and ample visitor parking and a pedestrian entrance off Sandymount Avenue.

The accommodation consists of an gracious reception hall , separate modern fitted kitchen, large well defined L shaped drawing room & diningroom with gas coal effect open fireplace and enclosed balcony. From the inner hall there are 3 large bedrooms and main shower room. The main bedroom enjoys an en-suite bathroom and separate walk in wardrobe.

**McNally
Handy**



Gross Internal Area (GIA)

Total c.139 m2 / 1500 sq. ft.

Plus External Storage Room c. 3.5 m2 / 37 sq. ft.

Title: Long Leasehold

Services

- *All mains services*
- *Conventional gas fired radiator central heating*
- *Burglar alarm*
- *Intercom / Hall Door Security Access*
- *Passenger lift to all floors*
- *Covered designated parking space and ample visitor parking*
- *Sandymount DART Station and bus services immediately adjacent*

Accommodation

Gracious Reception Hall 3.42m x 3.60m parquet floor, fitted cloak cupboards and hanging space, gas fired boiler, separate doors to kitchen and drawing room /dining room

Kitchen 3.85m x 3.85m modern fitted kitchen , plumbed for DW & WM and dryer. Integrated Fridge Freezer. Drop leaf breakfast table

Drawing Room 6.73m x 4.67m marble fireplace and hearth with fitted gas coal effect fireplace opening to

Dining Room 4.02m x 3.10m

Sun Porch (enclosed balcony)

Inner Hall

1st Bedroom 3.57m x 2.13m built-in mirror fronted wardrobes and shelving

2nd Bedroom 3.63m x 3.47m built-in mirror fronted wardrobes and shelving

Main Shower Room Triton T90 thermostatic shower, pedestal WHB & WC in matching suite , partly (half) tiled

Hot Press fully shelved

3rd Bedroom (Main) 4.63m x 3.77m mirrored vanity unit, walk-in wardrobe -full range of hanging shelving and storage cupboards.

External Storage Room c. 3.5 m2 / 37 sq. ft.

Property Management

Wyse Property Management

94 Baggot Street Lower, Dublin 2, D02 XN82.

Service Charge: c. €6,000 (includes sinking fund)

Price: *On application*