



55 Bushy Park House, Templeogue Road, Dublin 6W D6WTO28

Beirne
& Wise

For Sale By Private Treaty



No. 55 is a bright and spacious, second floor apartment located in Bushy Park House; a distinctive development built circa 2000. No. 98 with two spacious, double bedrooms extends to 72sq.m. approximately (excluding balcony), and the large balcony enjoys a south/westerly orientation. Bushy Park House is a mature and beautifully landscaped complex with large open green spaces, visitor parking and an underground carpark. The location is superb; it is adjacent to the expansive Bushy Park, and is close to both Terenure and Templeogue Villages.

No. 55 is presented in excellent decorative condition throughout, and the accommodation comprises of an entrance hall, living/dining room, kitchen, bathroom, and two large double bedrooms, the main bedroom with an ensuite bathroom. The balcony is accessed off the living/dining room with mountain views, and it enjoys a south westerly orientation.

The complex is very well located with Bushy Park on your doorstep, sporting amenities and excellent transport links in all directions; bus routes 15, 49, 65 & 65B and the M50 are nearby. It is only minutes away from the villages of Terenure and Templeogue Villages with their extensive range of shopping amenities. There is a choice of schools in the area and it is within easy access of the City Centre.

Special Features

- Superb second floor apartment
- Spacious accommodation 72sq.m (excluding balcony)
- Balcony with south westerly aspect
- Landscaped communal gardens
- One designated underground parking space
- Visitor parking



Accommodation

HALL

With storage closet and polished wooden floor

LIVING/DINING ROOM

6.16m x 3.51m

A large reception room tastefully presented with ceiling coving, polished wooden floor, feature cream stone fireplace with complimentary black slate inset and hearth, and a coal effect gas fire. There are large picture windows, and patio doors open out to the balcony. Double doors lead to the kitchen

BALCONY

4.09m x 2.02m

An extension of the living/dining room, the balcony with wooden decking and glass surround, affords views of the mountains and enjoys a south westerly orientation



KITCHEN

3.20m x 1.68m

Accessed from the living/dining room via double doors; with tiled floor, this is fitted with an array of contemporary floor mounted units with splashback, the Siemens integrated appliances include the oven, hob and overhead extractor, integrated dishwasher, fridge freezer and washer/dryer.

BATHROOM

This is fully tiled with cream tiled floor and walls, the white sanitary ware comprises of a bath with chrome shower attachment and shower screen, pedestal w.h.b., w.c., heated chrome towel rail, and a large wall mirror

BEDROOM ONE

5.76m x 2.67m max. dim.

A generous double room with windows and a Juliet balcony to the front aspect, and polished wooden floor. There are fitted wardrobes, and an ensuite bathroom

ENSUITE

The ensuite is fully tiled with a heated chrome towel rail, w.c., w.h.b. set in a marble surround, a large wall mirror, and a bath with a chrome shower attachment, and shower screen

BEDROOM TWO

5.09m x 2.60m

A second large double room with built in wardrobes, and polished wooden floor

OUTSIDE

The extensive well maintained communal gardens are a delight with expansive open green areas, a selection of mature trees, hedging and planter beds. There is a designated underground parking space (43), in addition to visitor parking

SERVICES

GFCH, video intercom, and lift

MANAGEMENT COMPANY

Wyse Property Management Company

Annual Service Charge: €1,750 per annum (2022), subject to review

BER

BER No. 109736744

Output: 168.37kWh/m²/yr





GROUND FLOOR



Beirne
& Wise

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