



47 | 48

# Chelmsfjord Road

RANELAGH VILLAGE DUBLIN 6



Opening doors to  
new beginnings.



47-48 Chelmsford Road, Ranelagh Village



## New Apartments being sold individually at 47-48 Chelmsford Road, Ranelagh Village, Dublin 6

Hooke & MacDonald are bringing to the market for the first time an exclusive new three storey block of 6 high quality, A2 to A3 rated NZEB apartments superbly situated on Chelmsford Road, just off Ranelagh Road.

There are five one bedroom apartments (46-50 sq.m/ 495- 538 sq.ft) and one penthouse studio apartment (36 sq.m/ 378 sq.ft).

Four of the apartments qualify for the Help to Buy Scheme and the First Home Scheme.

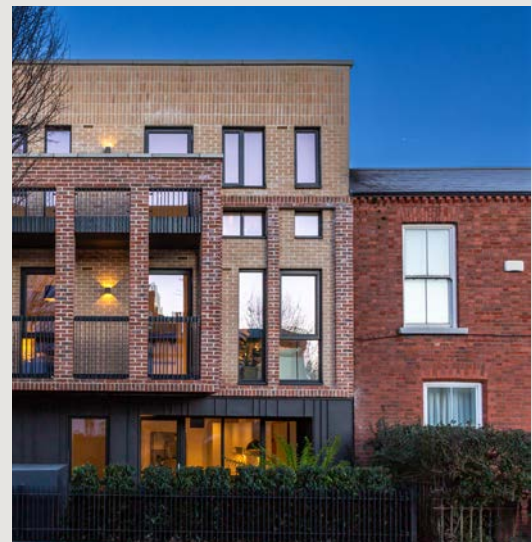
The development is in the heart of Ranelagh Village close to a multitude of amenities including shops, restaurants, bus routes, LUAS, schools, colleges, universities, sports and leisure facilities, Ranelagh Park.





## The Location

47-48 Chelmsford Road is perfectly located convenient to all the amenities of Ranelagh, Donnybrook, Ballsbridge, Rathmines, Milltown and within walking distance of the city centre and Dublin Docklands. There are numerous sports clubs in the area including Fitzwilliam Lawn Tennis Club and Mount Pleasant Sports Club. The UCD Campus at Belfield, Trinity College, the RDS and Aviva Stadium are also very convenient. Ranelagh Village is host to over 30 restaurants, cafes and bars providing future residents with an enviable choice of options whether they are eating in or dining out.







## The Layout



The development comprises two ground floor one bedroom apartments, two first floor one bedroom apartments; on the second floor there is a one bedroom penthouse apartment and a penthouse studio apartment.

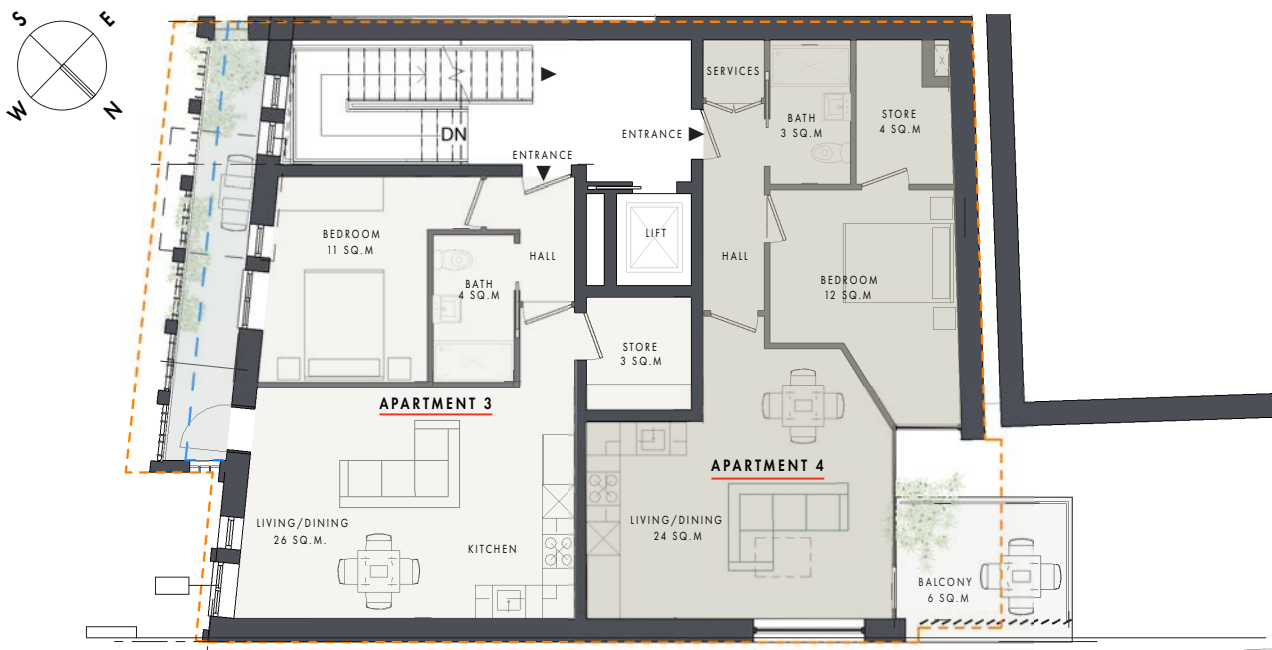
The apartments are being offered for sale to individual buyers. They are ideal for first time buyers and other owner occupiers such as people trading down from large houses – also ideal for people seeking a base in Dublin beside every amenity and within walking distance of St. Stephen's Green (c.1.8 km) and the city centre.



GROUND FLOOR

The kitchens and wardrobe layouts vary from the plans shown. Please inspect individual apartments to see 'as built' layouts and positioning.





**FIRST FLOOR**

The kitchens and wardrobe layouts vary from the plans shown. Please inspect individual apartments to see 'as built' layouts and positioning.



**SECOND FLOOR**

The kitchens and wardrobe layouts vary from the plans shown. Please inspect individual apartments to see 'as built' layouts and positioning.



## The Development

This outstanding quality development by Clonvara Developments was designed by Ryan & Lamb Architects to a high specification and contains numerous special features including the rich brick elevation, sun balconies and terrace and a superior specification.

The internal layouts are very good with excellent living and bedroom accommodation, stylish Nolan kitchens with quartz worktops and high spec bathrooms. Wardrobes are by Cawley Furniture and there is stainless steel ironmongery. The central heating and hot water is by way of a Joule Heat Pump. Covered by Homebond Insurance. Balconies or terrace provided with every apartment. There is a lift installed and a bike store. There are no carspaces.





A quality development by:



### Selling Agents



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