



21 Donnybrook Green, Donnybrook, Dublin 4

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)

# For Sale by Private Treaty

Hunters Estate Agent are delighted to bring to the market this superb one bedroom, first floor apartment ideally situated in this tranquil setting in Dublin 4.

21 Donnybrook Green, extending to approx. 40 sqm / 431 sq.f, accommodation comprises entrance hall, living room with Stovax solid fuel stove, kitchen, bedroom and main bathroom. The property also benefits from a storage shed and there is ample non-designated car parking for residents.

Set within the quiet and tranquil setting of Greenfield Park, a mature cul-de-sac, the location of this property could not be more convenient. UCD is a short stroll from the property as is Donnybrook Village with all its amenities including bars, restaurants and boutique shops. The city centre is easily accessible, transport links to the city centre include the N11 and a number of bus routes.

Viewing is highly recommended.



## SPECIAL FEATURES

- » 1 bedroom first floor apartment extending to approx. 40 sqm / 431 sq.ft.
- » New electric radiators installed in 2013.
- » Double glazed windows.
- » Convenient storage shed, no. 21.
- » Non-designated car parking.
- » Desirable location within walking distance of UCD, St. Vincents Hospital and RTE.
- » Easy access to the City Centre and Dublin Airport.
- » Excellent location close to Donnybrook Village and all its many social and sports amenities

## ACCOMMODATION

### ENTRANCE HALLWAY

2.39m x 0.91m

Carpet, audio intercom and door to hotpress.

### LIVING ROOM

4.41m x 3.63m

Spacious living room with Stovax solid fuel stove and TV point.

### KITCHEN

1.7m x 3.62m

Worktop area incorporating stainless steel sink and draining board, Zanussi hob, extractor fan, Powerpoint oven, Candy washer/dryer and Beko fridge freezer. Range of wall and base units.

### BEDROOM

2.66m x 3.16m

Double bedroom with fitted wardrobe and carpet.

### BATHROOM

1.69m x 2.63m

Suite incorporating bath with Triton T90 electric shower, whb, w.c. and heated towel rail.

### OUTSIDE

There are manicured communal gardens, ample surface parking and a storage shed.



## MANAGEMENT COMPANY

Byrne & Moore Property Consultants Ltd  
8 Laurkur House,  
Deansgrange Road,  
Deansgrange,  
Co. Dublin

Tel: 01 2785898.  
Email: [info@byrnemoore.com](mailto:info@byrnemoore.com)

SERVICE CHARGES  
€1,126.53 per annum

## DIRECTIONS

Travelling through Donnybrook proceed out past Donnybrook Bus Depot. At the junction immediately after RTE take a right turn into Greenfield Park. Proceed to the end of Greenfield Park and Donnybrook Green is on your right hand side.

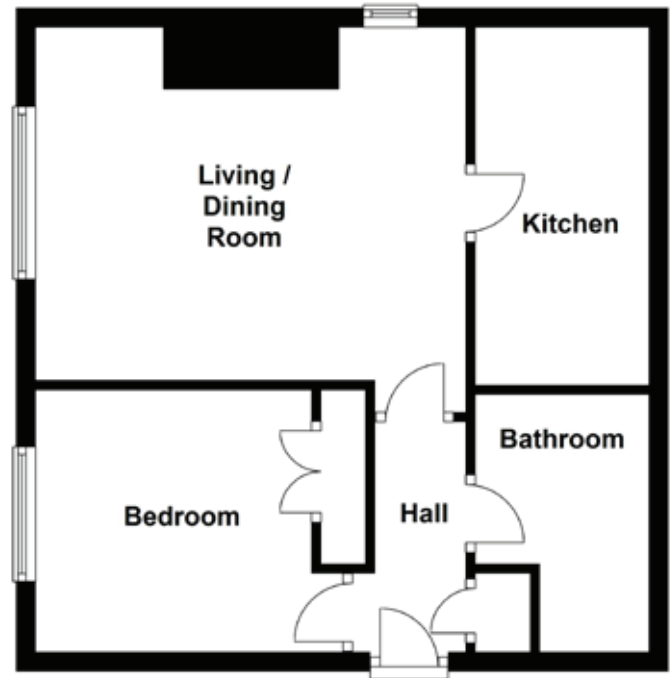
## BER DETAILS

BER Rating: D2  
BER Number: 103165403  
Energy Performance Indicator: 297.12 kWh/m<sup>2</sup>/yr

## VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email: [citycentre@huntersestateagent.ie](mailto:citycentre@huntersestateagent.ie)

## Ground Floor



## FLOOR PLANS

Not to scale. For identification purposes only.



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PSRA Licence no: 001631



## Terms and Conditions

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.