

FOR SALE BY PRIVATE TREATY



**112 ARDOYNE HOUSE,  
BALLSBRIDGE,  
DUBLIN 4.**

## DESCRIPTION

Unique 11th floor three bedroom penthouse boasting the most amazing views you will see in Dublin stretching from Howth Head to Dun Laoghaire. This bright and spacious home is presented in excellent decorative order and benefits from generous outdoor space.

The location is second to none in the heart of fashionable Ballsbridge next door to Herbert Park, one of the most scenic and renowned parks in Dublin city. The bustling villages of Ballsbridge, Donnybrook and Ranelagh are adjacent with their unrivalled range of cafes, restaurants, schools and shops.

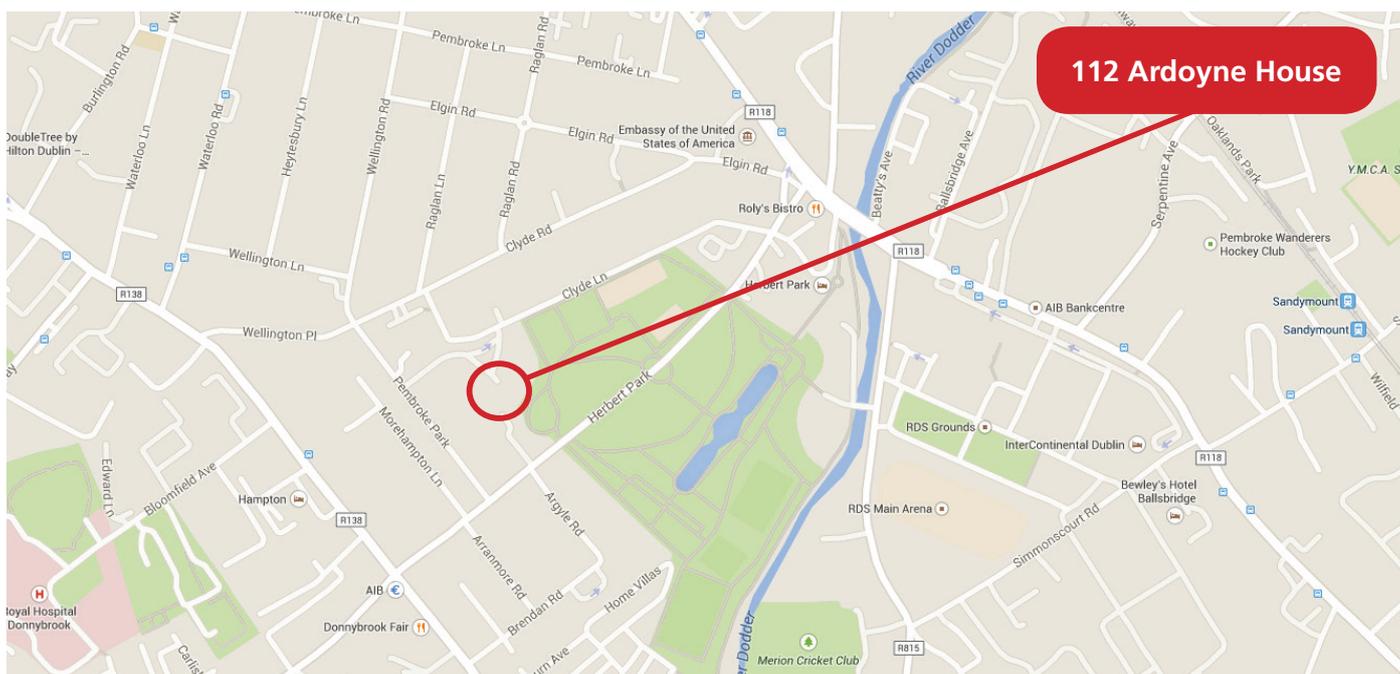
The interior comprises of an entrance hallway, large living room/dining room, kitchen, three bedrooms, master en-suite, study and a main bathroom.

## LOCATION

Prime Ballsbridge setting overlooking Herbert Park with a host of amenities on the doorstep. The city centre is only a fifteen minute walk.

## SPECIAL FEATURES

- Stunning 11th floor views
- Light filled interior
- Very spacious accommodation
- Generous terrace
- On site porter
- Prime Dublin 4 location
- Parking
- Management charge €3,300 p.a.



## ACCOMMODATION

### Hall (4.95m x 2.73m)

Inviting entrance hall with tiling, intercom and storage closet.

### Living/dining room (7m x 6.84m)

Generous room with access to terrace.

### Bathroom (2.62m x 1.85m)

Fully tiled with mirrored cabinets, shower cubicle, WHB and WC.

### Kitchen (4.64m x 2.92m)

Fitted floor and wall units with oven, hob & hood, washing machine, dryer, dishwasher, Neff microwave. Fantastic views towards over Herbert Park towards Howth Head.

### Bed 1 (4.46m x 3.84m)

Double with fitted wardrobes.

### Study (2.44m x 2.85m)

### Bed 2 (5.55m x 3.54m)

Spacious double with fitted wardrobes.

### Master bedroom (4.82m x 3.93m)

Large master bedroom with dressing area (3.76m x 2.54m), built in wardrobes and access to terrace (3.85m x 4.21m).

### Shower en-suite (2.25m x 2.02m)

Fully tiled with mirrored cabinets and a three piece suits.

### Terrace (11m x 1.95m)

Large terrace with decking. Probably the most amazing viewings in Dublin City.



# owenreilly

property consultants

## VIEWING

By appointment

## NEGOTIATOR

Owen Reilly,

## FLOOR AREA

c. 180 sq. m.

## BER RATING

F



**Everything** we touch turns to...

**ALL ENQUIRIES**

**41 Forbes Quay, Grand Canal Dock, Dublin 2.**

**T 01 677 7100 E [sales@owenreilly.ie](mailto:sales@owenreilly.ie)**

These particulars are issued by Owen Reilly Property Consultants on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing particulars, the firm do not hold themselves responsible for any inaccuracy in the particulars or the terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration.

