



98 Bushy Park House, Templeogue Road, Dublin 6W,

Beirne  
& Wise





## For Sale By Private Treaty

No. 98 is a bright and airy, second floor apartment located in Bushy Park House; a distinctive development built circa 2000. No. 98 with two spacious, double bedrooms extends to 73sq.m. (786sq.ft.) approximately, and it has a large balcony enjoying 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. 98 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 (73sq.m/786sq.ft approx.)
- Balcony with south westerly aspect
- Landscaped communal gardens
- One designated underground parking space and visitor parking

## Accommodation

### ENTRANCE HALL

With storage closet and polished wooden floor

### LIVING/DINING ROOM

6.43m x 3.51m

A generous 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 floor to ceiling picture windows, and patio doors open out to the balcony. Double doors lead to the kitchen

### KITCHEN

3.20m x 1.70m

Accessed from the living/dining room via double doors with frosted paned glass; the kitchen is decorated in complimentary grey tones with recessed lights and a tiled floor. There is a comprehensive range of wall and floor units with splashback, larder, and the Siemens integrated appliances include the oven, hob and overhead extractor, integrated dishwasher, fridge freezer and washer/dryer



#### BATHROOM

1.77m x 1.66m

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

#### BEDROOM ONE

5.75m x 2.69m

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

#### ENSUITE BATHROOM

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

#### BEDROOM TWO

5.07m x 2.60m

A second large double room with built in wardrobes

#### BALCONY

4.50m x 2.10m

An extension of the living/dining room, the balcony affords views of the mountains and enjoys a south westerly orientation

#### SERVICES

GFCH, alarm, video intercom, and lift

#### 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 parking space (104), in addition to visitor parking

#### MANAGEMENT COMPANY

Wyse Property Management Company

Annual Service Charge: €1,750 per annum (2020), subject to review

#### BER

BER NO. 105777387

Output: 180.78kWh/m<sup>2</sup>/yr







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