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FOR SALE BY PRIVATE TREATY



2 WESTFIELD, BLOOMFIELD HOUSE, DONNYBROOK, DUBLIN 4



DESCRIPTION

Bloomfield House is a luxury new development of only 12 apartments located in the heart of Donnybrook, Dublin 4. 2 Westfield is an exceptional two bedroom apartment boasting a beautiful bay windowed living room of generous proportion with a south facing aspect. Designed and finished to the highest of standards, the accommodation extends to a spacious 111 sq. m. / 1,195 sq. ft.

Special features such as restored sash windows, bespoke SieMatic kitchens, individually designed bathrooms, high ceilings with ornate coving, designated parking and a stunning bay windowed living room. The accommodation briefly comprises a welcoming entrance hall, open plan living/kitchen/dining room, office space, utility room, master bedroom with shower en-suite, access to a terrace, double bedroom and family bathroom.

LOCATION

Bloomfield House is located just off Morehampton road on Bloomfield Avenue in Donnybrook. Close by Donnybrook and Ranelagh village's offers numerous amenities including stylish restaurants, delicatessens, bars and shops. Beautiful Herbert Park is only five minutes walk away. St Stephen's Green and Grafton Street are a 20 minute walk away or the excellent bus service is also on your doorstep. There is also easy access to Dublin airport via the Aircoach which travel along Morehampton Road.

KEY FEATURES

- Bespoke SieMatic kitchens designed by Taylor Howes
- Double glazed sash windows restored in original casements
- Taylor Howes stylish bathrooms and en-suites are fitted with high quality sanitary ware
- Individually designed bathrooms with high quality sanitary ware, marble counter tops, recessed lighting and tiling
- High ceilings with ornate coving
- New internal solid wood doors designed by Taylor Howes with polished chrome ironmongery
- High quality solid wood flooring
- Lift access
- Private communal gardens complete with enclosed pergola, patio & water feature
- Off-street underground secure parking– Security alarm with intercom to system linked to security side gates and car park
- Fully landscaped communal open-space area to the front and back of house



ACCOMMODATION

Entrance hall (6.31m x 1.65m)

Welcoming entrance hall featuring video intercom, storage closet and solid wood flooring.

Living/Kitchen/dining room (8.44m x 7.93m)

Bright and spacious, south facing bay windowed living room featuring double glazed sash windows, high ceilings, cornicing and solid wood flooring. Stylish, contemporary fully-fitted SieMatic kitchens. Luxurious stone countertop and Quooker instant hot water tap at the sink. Miele oven, hob, microwave, extractor fan and fridge/freezer.

Master bedroom (7.50m x 2.87m)

Very spacious, double bedroom featuring master en-suite, carpet flooring and custom made full height wardrobes. Access to a terrace off the bedroom.

Master en-suite (2.50m x 1.70m)

Marble tiled bathroom complete with large bath tub and shower, wall mounted WC and pedestal WHB.

Bedroom 2 (4.07m x 3.24m)

Spacious double bedroom featuring custom made full height wardrobes and carpet flooring.

Bathroom (3.42m x 1.34m)

Contemporary bathroom featuring tiles, large shower cubicle with rainfall shower head, wall mounted WC, pedestal WHB and heated towel rail.

Utility room (2.59m x 2.20)

Tiled floor, plumbed for washing machine & dryer with wall cupboards.

FEATURES

- 15 minutes walk to Grafton Street
- An abundance of amenities on the doorstep
- Close to Donnybrook & Ranelagh
- Contemporary bathrooms
- Designated car parking space
- Exceptionally spacious and light filled accommodation
- High ceilings throughout

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VIEWING

By appointment

NEGOTIATORS

Owen Reilly
Steven Quinn

FLOOR AREA

c. 111 Sq. M.

BER

EXEMPT



Everything we touch turns to...

ALL ENQUIRIES

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