



12 Clyde Court, Clyde Road, Ballsbridge, Dublin 4. D04PH29

Beirne
& Wise

For Sale By Private Treaty



Built in the 1970s, Clyde Court is a mature, gated complex ideally positioned on Clyde Road close to Ballsbridge and Donnybrook. No. 12 is a very spacious, three bedroom first floor apartment, it features bright and generous accommodation extending to 86sq.m (approximately). It comprises of an entrance hall, large reception room, kitchen/dining room, three double bedrooms and a bathroom. The hot press, cloaks closet and a storage cupboard are accessed off the hall. This fabulous apartment offers the discerning purchaser the opportunity to modernize and upgrade the décor to their own taste and requirements. The complex is set on mature grounds bounded by granite walls with mature trees and lawns, paved pathways and surface parking.

The location is just superb with every conceivable amenity on your door step including an excellent choice of shops, restaurants and coffee shops in Ballsbridge and Donnybrook. Beautiful Herbert Park is within walking distance, and the location is within easy access of Baggot Street and the City Centre. Notably, the development is close to some of Dublin's principal business hubs; the IFSC, Dublin Docklands and the Dublin Central Business District.

Special Features

- Highly sought after location in Ballsbridge
- Gated development with off street parking
- First floor apartment; floor area 86 sq.m.
- BER C1 & Modern gas heating system
- Mature, well-maintained communal gardens



Accommodation

ENTRANCE HALL

Spacious entrance hall, with access to a cloaks closet, walk in storage cupboard and the hot press.

RECEPTION ROOM

5.15m x 3.83m

Bright and airy, well -proportioned room with corner windows allowing natural light to flood through the room, there is an open arch way leading to the kitchen/dining room

KITCHEN / DINING ROOM

6.31m x 2.09m

The dining area overlooks the mature communal gardens and attractive feature granite wall. Access to kitchen with a breakfast counter, fitted wall and base cabinets with a stainless steel sink unit and drainer, and there is plumbing for a washing machine.

BATHROOM

With a w.c., w.h.b. and a bath with tiled surround and wall shower attachment.



BEDROOM ONE

3.17m x 2.97m

Large double bedroom with built-in wardrobes and dual aspect windows.

BEDROOM TWO

3.17m x 2.87m

Large double bedroom with built-in wardrobes.

BEDROOM THREE

3.17m x 2.41m

A third double bedroom with built-in wardrobes.

GARDENS

There is an attractive granite walled entrance with pedestrian gate, and vehicular electric gates provide access to the development. There is secure off street parking and well maintained communal gardens with mature lawns and trees.

MANAGEMENT COMPANY

Byrne and Moore

SERVICE CHARGE

€2,672 pa approx. subject to review

SERVICES

GFCH, Intercom, Lift

BER

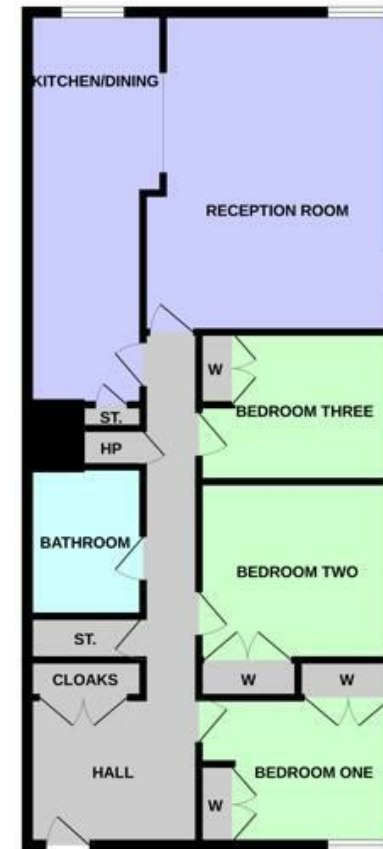
Number: 116155581

Output: 157.59 kWh/m2/yr.





GROUND FLOOR



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