

# APT 33 THE SWEEPSTAKES

*Ballsbridge, Dublin 4*

**FOR SALE**

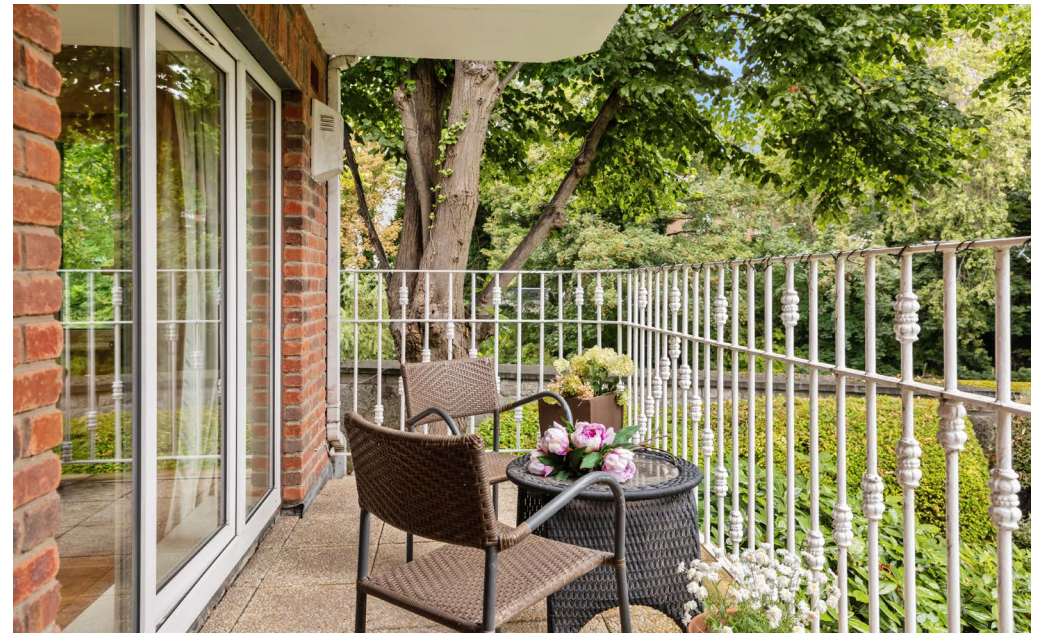


BER D1



# APT 33 THE SWEEPSTAKES

A generously proportioned, three-bedroom triple-aspect raised ground floor apartment extending to approximately 87 sq. m / 943 sq. ft., ideally positioned within this prestigious and sought-after development in the heart of Ballsbridge.













## ACCOMMODATION

Presented in excellent decorative condition throughout, the accommodation is thoughtfully designed to maximise both natural light and outdoor access. Upon entry, a spacious entrance hall leads to two well-appointed double bedrooms, both of which enjoy direct access to a large, south-facing terrace, ideal for a morning coffee or evening relaxation. The principal bedroom further benefits from an en-suite bathroom and its own private access to a second terrace. All bedrooms benefit from extensive fitted wardrobes. The fully fitted kitchen is equipped with modern appliances and includes a convenient service hatch connecting to the open-plan living / dining room. This elegant reception room is also enhanced by a gas coal-effect fireplace, creating a warm and inviting atmosphere. From here, French doors open onto the second terrace, providing tranquil views over the River Dodder and the beautifully landscaped communal gardens of the development. Further benefits include a well-appointed shower room, a hot press and the rare benefit of added natural light throughout thanks to its triple-aspect orientation and large windows, something not often found in apartment living.





## LOCATION • FEATURES

One of Dublin's most desirable addresses, Apt. 33 The Sweepstakes enjoys a convenient location with a superb selection of restaurants, shops, cafes and bars including Avoca, Roly's Bistro and the Bridge Bar, all within walking distance. From within the secure development there is a convenient pedestrian access leading to the River Dodder and Lansdowne Road DART Station a short stroll away. The area is well serviced by bus routes 4, 7, 18, 7a and 27x. The RDS show grounds, and The Intercontinental Hotel are also around the corner. Sandymount Village is also within close proximity, both with an array of fashionable shops,

boutiques and restaurants. The area has many foreign embassies and sports stadiums including Aviva and the RDS Arena. There is an excellent choice of schools and third level colleges on hand to include St. Conleth's College, St Michael's College, Blackrock College, St. Andrews College, Muckcross Park, Loreto College St. Stephen's Green, UCD and Trinity College. This address manages to blend the most desirable residential features with superb proximity to Dublin's city centre. It affords residents the opportunity to be immersed in some of the city's most atmospheric sporting and entertainment events while still providing a

secluded and exclusive residential environment.

### LOCATION MAP

Click below to view the location of the property



### VIDEO

Click link below to view virtual tour



### SIZE

87 sq. m / 943 sq. ft. Approx.

### BER

BER: D2

BER No: 118544188

Energy Performance Indicator: 238.78 kWh/m<sup>2</sup>/yr

### FEATURES

- One secure underground parking space
- Gas fired central heating
- Secure gated development
- Access to meticulously maintained communal grounds
- A location in the heart of Dublin 4



## VIEWING

By appointment with Knight Frank.

## CONTACT



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## THINKING OF SELLING?

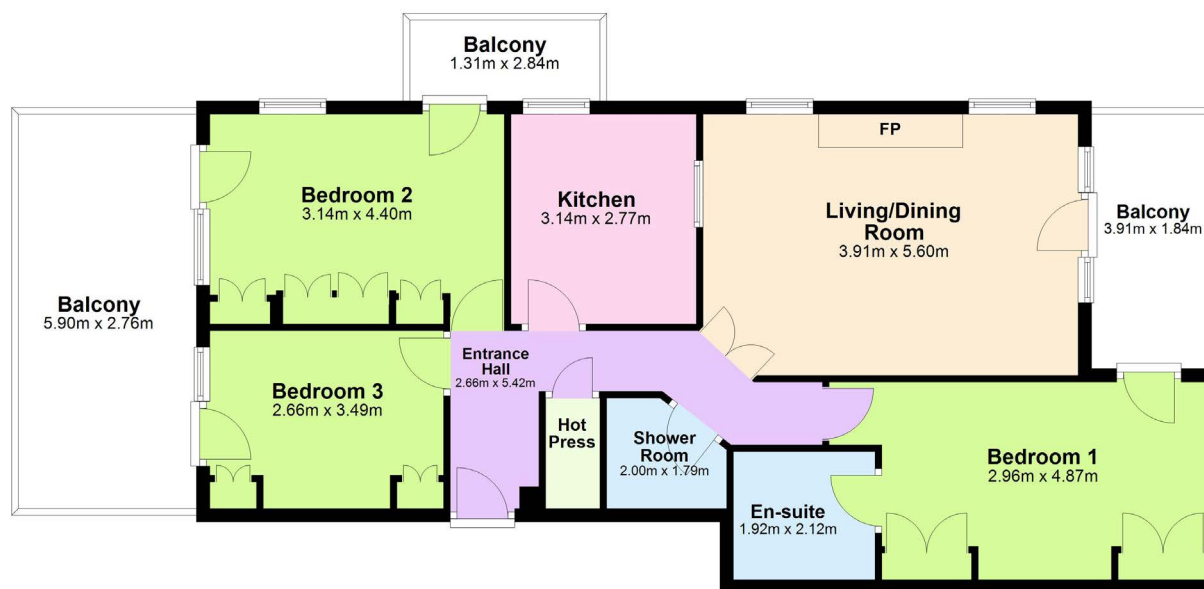
If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please [click here](#) to get in touch with our team of experts.

**KnightFrank.ie**

T: +353 1 634 2466

E: [residential@ie.knightfrank.com](mailto:residential@ie.knightfrank.com)

# FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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