



19 Berystede, Leeson Park, Dublin 6

 **HUNTERS**
ESTATE AGENT

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BER C3

For Sale by Private Treaty

Hunters Estate Agent is proud to present this fine two bedroom first floor apartment to the market. Apt. 19, Berystede, located just off the leafy tree lined Leeson Park, is presented in good order throughout and represents an ideal investment opportunity or first time buy for a discerning purchaser.

Set within striking distance of both Ranelagh and Donnybrook Villages, 19 Berystede, offers spacious and well laid out accommodation extending to approx. 55 sq.m. / 591 sq.ft. and comprises entrance hallway, lounge, kitchen/dining room, 2 bedrooms and main bathroom. The property also benefits from one parking permit which is issued by the management company annually.

Superbly located just off the leafy tree lined Leeson Park, this charming property offers quick and easy access to both Ranelagh and Donnybrook Villages, which boast a variety of restaurants, cafes, shops and a host of other local services and amenities that make everyday living a pleasure in a genuine village community. St. Stephen's Green is a mere ten-minute stroll from this property. The Luas Green Line at Ranelagh is also a short stroll away.

Viewing is highly recommended.

SPECIAL FEATURES

- » Spacious and well maintained 2 bedroom first floor apartment set in small development of only 12 apartments.
- » Approx. 55 sq.m. / 592 sq.ft.
- » Ideal for modern living
- » One parking permit issued per property annually by management company.
- » Audio intercom.
- » Rational double glazed windows.
- » Ideally located close to both Ranelagh and Donnybrook Villages which boast a variety of restaurants, cafes, shops and boutiques.
- » Easy access to the City Centre and Dundrum Shopping Centre via LUAS Green line at Ranelagh.
- » Convenient access to the M50 motorway network via the Grand Canal



ACCOMMODATION

ENTRANCE HALLWAY

3.6m (11'10") x 0.88m (2'11") plus 1.95m (6'5") x 1.81m (5'11")

Spacious entrance hallway including hotpress with insulated cylinder and timer.

LOUNGE

3.72m (12'2") x 4.22m (13'10")

Bright living area with feature open fireplace with slate surround and hearth. South facing aspect onto garden.

KITCHEN/DINING ROOM

4.94m (16'2") x 2.24m (7'4")

Range of fitted units incorporating worktop areas with tiled surround, stainless steel sink unit, built-in Siemens oven, Zanussi hob and oven and Beko fridge freezer. Tiled floor.

BEDROOM 1

2.74m (8'11") x 3.37m (11'1")

Double bedroom with floor to ceiling mirror door Slideroles and carpet flooring.

BEDROOM 2

2.41m (7'11") x 4.09m (13'5")

(Max Measurement)

Double bedroom with floor to ceiling mirror door Slideroles and carpet flooring.

BATHROOM

2.4m (7'10") x 1.6m (5'3")

(Max Measurement)

Suite incorporating bath and a Triton T90si electric shower unit, pedestal wash hand basin, mirror door medicine cabinet, shelving and w.c.. Tiled walls and floor.



OUTSIDE

The internal and external common areas are very well maintained, while the tastefully landscaped communal grounds are filled with specimen trees, shrubs and herbaceous borders. A bicycle rack and resident parking is also available.

MANAGEMENT COMPANY

Wyse Property Management Ltd
94 Baggot Street Lower, Dublin 2.
Tel: 01 647 0600
Email: info@wyse.ie

SERVICE CHARGES

€2,037.06 per annum (paid quarterly at €509.27)
(Estate Service Charge: €843.31; Apartment Service Charge: €1,193.75)
(Please note charges are subject to change annually.)

DIRECTIONS

Travelling from Ranelagh, take a left turn onto Chelmsford Road and proceed to the traffic light, taking a left turn onto Leeson Park. Berystede is a short distance along Leeson Park on the left hand side, behind secure gates.

BER DETAILS

BER Rating : C3
BER Number : 100680057
Energy Performance Indicator : 221.3 kWh/m2/yr

VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email: citycentre@huntersestateagent.ie

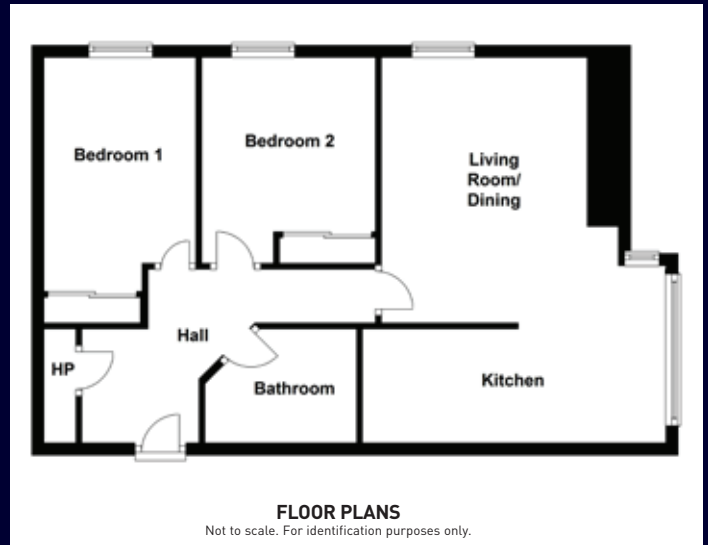
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