

# BENNETTS

Est. 1966

Auctioneers • Valuers • Estate Agents

20 Sandymount Green • Dublin 4



## BENNETTS

Est. 1966

Auctioneers • Valuers • Estate Agents

20 Sandymount Green • Dublin 4

[www.bennetsauctioneers.ie](http://www.bennetsauctioneers.ie) • [info@bennetsauctioneers.ie](mailto:info@bennetsauctioneers.ie)

Tel: 01 260 2520 • Fax: 01 260 2339

Viewing is strictly by appointment through the above Company as Sole Agents.

Managing Director: Marc McGrath BSc MSCSI MRICS

Directors: Nigel A Bennett MSCSI Jonathan Bennett B.Comm FCA

Arthur F Bennett & Company Limited Registered in Dublin Ireland Number 23598

PSRA No. 002091

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor/lessor does not make or give nor is Arthur F. Bennett & Co Ltd T/a Bennetts or its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must easily satisfy him/herself by inspection or otherwise as to the correctness of each item.



BER C3

## 20 ANGLESEA HOUSE, BALLSBRIDGE COURT, OFF SERPENTINE AVENUE, BALLSBRIDGE, DUBLIN 4

- A bright and spacious two bedroom apartment c. 61 sq. m.
- Ideally located close to Ballsbridge and Sandymount Village
- Double glazed throughout
- Spacious sunny private balcony
- Ample parking
- Excellent investment opportunity

[myhome.ie](http://myhome.ie)  
Find your home at my home

# FOR SALE

BY PRIVATE TREATY

01 260 2520  
[info@bennetsauctioneers.ie](mailto:info@bennetsauctioneers.ie)



## DESCRIPTION

A bright spacious (c. 61 sq. m.) and well maintained two bedroom third floor apartment located off Serpentine Avenue. Situated in a most convenient location within a gentle stroll of restaurants, hotels, parks, sports clubs and several modes of public transport. Features of the property include private gated development, elevator, south west facing balcony and ample parking. Anglesea House is located adjacent to the RDS and AIB Bank Centre in the heart of Dublin 4 but yet set in a quiet mature location. Viewing strongly recommended.

## CONTACT

For further information or viewing arrangements contact: Geraldine O'Callaghan - Tel: 01 2602520 or Email: [ger@bennettsauctioneers.ie](mailto:ger@bennettsauctioneers.ie)



## ACCOMMODATION

**Entrance Hall:** intercom, storage cupboard with hot press

**Living Room:** 4.68m x 3.58m (15'3" x 11'6") fireplace with tiled inset and electric fire, large window overlooking rear, window to hall, door to balcony

**Kitchen:** 3.27m x 3.01m (10'6" x 9'9") fitted eye & floor level units, tiled floor, part tiled walls, stainless steel sink, plumbed for washing machine, electric oven and hob, extractor fan, window overlooking rear

**Bedroom 1:** 3.41m x 3.00m (11'3" x 9'9") built in wardrobe, window overlooking front

**Bedroom 2:** 3.17m x 2.46m (10'3" x 8') built in wardrobe, window overlooking front

**Bathroom:** bath with Triton T80si shower, w.h.b., w.c., fully tiled

**Total Floor Area – c. 61 sq. m. (657 sq. ft.)**

**Exterior:** Spacious sunny private balcony

**Service Charge:** €2,756.00 per annum.

Petra management includes insurance of building and common areas, electronic gates, elevators, waste removal & window cleaning

**Price: €350,000**

## BER DETAILS

**BER C3**

BER No 101333102

Energy Performance Indicator: 204.62 kWh/m<sup>2</sup>/yr



# BENNETTS

Est. 1966

Auctioneers • Valuers • Estate Agents

20 Sandymount Green • Dublin 4  
[www.bennettsauctioneers.ie](http://www.bennettsauctioneers.ie) • [info@bennettsauctioneers.ie](mailto:info@bennettsauctioneers.ie)  
Tel: 01 260 2520 • Fax: 01 260 2339

01 260 2520  
[info@bennettsauctioneers.ie](mailto:info@bennettsauctioneers.ie)



01 260 2520  
[info@bennettsauctioneers.ie](mailto:info@bennettsauctioneers.ie)