



APARTMENT 4, SIMMONSCOURT CASTLE

Simmons Court Road, Dublin 4

BER C3

Sherry
FitzGerald



APARTMENT 4, MAIN HOUSE, SIMMONSCOURT CASTLE, SIMMONSCOURT ROAD, DUBLIN 4



RECENTLY REFURBISHED, WITH GREAT TASTE AND METICULOUS ATTENTION TO DETAIL, THIS VERY SPECIAL PERIOD APARTMENT PROVIDES 155 SQ M / 1,650 SQ FT (APPROX.) OF WONDERFULLY ELEGANT AND TASTEFULLY PRESENTED ACCOMMODATION ON THE FIRST FLOOR OF THIS IMPRESSIVE DETACHED PERIOD RESIDENCE.

155 sq m / 1,650 Sq ft (approx.)

For Sale by Private Treaty

BER C3 | BER No. 118192103 | EPI: 213.13 kWh/m²/yr



SPECIAL FEATURES

- Extremely elegant and tastefully presented accommodation
 - Light oak timber floors throughout
 - Drawing room with coal effect gas fire, open plan to
 - Dining room with large bow window, open plan to
- State of the art, fully fitted kitchen with matching island unit
- Luxurious main bedroom with wall to wall built in wardrobes with bathroom and dressing room ensuite
 - Spacious laundry/utility
 - Floor level night lights throughout
- Stairs from apartment lead to fully enclosed courtyard
 - Outside storage unit
 - Large roof terrace
- Simmonscourt House is surrounded by large, well-maintained communal gardens
 - Entrance via electronic security gates
- 2 parking spaces directly in front of Simmonscourt House

DESCRIPTION

The superbly appointed accommodation, which was originally laid out as a 3 bedroomed apartment, now comprises spacious hallway, magnificent open plan drawing/dining/kitchen, main bedroom with luxurious bathroom ensuite and walk-in dressing room. Guest bedroom with shower room ensuite, utility room with access to outdoor stairs leading to enclosed courtyard and storage unit

Discretely tucked away behind security gates off the Anglesea Road end of Simmonscourt Road, the apartment enjoys one of Dublin's most sought after and convenient locations, with the extensive amenities of Ballsbridge and Donnybrook within a pleasant stroll. Just some of these amenities include the excellent recreational facilities of the RDS, which includes Leinster Rugby's headquarters, as well as numerous other sports clubs such as Merrion Cricket grounds, Belvedere R.F.C, Donnybrook Tennis Club and our National Rugby & Football stadium at Lansdowne Road. Also within easy reach are the excellent recreational amenities of Herbert Park, as are a number of the city's 5 star hotels such as The Herbert Park Hotel and The Intercontinental Hotel.

Service Charge: Ivor Management over the external common areas - €1,958

Simmcasman over the main house only - €8,391

ACCOMMODATION

Spacious Communal Hallway: with feature domed roof light and door to

L-shaped Entrance Hallway: with door to

Open plan kitchen/dining/living room:

Kitchen Area: with an excellent range of high gloss Mowlen Italian wall and floor units, and matching island unit, which includes integrated Gaggenau oven and hob, coffee maker, microwave, dishwasher, fridge freezer, wine cooler, TV and press accommodating the comms equipment, open plan to

Dining Area: with feature bay window, open plan to

Living Area: with attractive fireplace and coal effect gas fire

Main Bedroom: superb suite with an excellent range of built in wardrobes

Ensuite Bathroom: with jacuzzi bath, his and hers sink with underneath storage and overhead mirrored cabinets, w.c., heated towel rail. Steps to

Walk in Dressing Area: with built-in dressing table and wall to wall built in wardrobes

Bedroom 2: superb double bedroom with built-in mirrored wardrobes and

Ensuite Shower Room: with double shower cubicle, w.c. and wash hand basin with underneath storage press, heated towel rail, fully tiled walls and floor

Utility Room: with built-in wall and floor presses, plumbed for washing machine, recessed lighting, laundry cupboard, door to outside tiled area with spiral stairs to roof and steps to internal courtyard

OUTSIDE

Electronic security gates provide access to Simmonscourt House, via a long driveway. In front of the house are 2 parking spaces for the occupants of Apartment No. 4. Located to the side of the Main House, are large well-maintained communal gardens. The occupants of Apartment No. 4 also have direct access from the apartment to an enclosed courtyard, off which is a good-sized lock up storage unit.





FLOOR PLANS

4 Simmonscourt Castle





SELLING AGENTS

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