



132 Bushy Park House, Terenure, Dublin 6W.

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is proud to bring to the market this well presented 2 bedroom second floor apartment, set in the stylish and exclusive development of Bushy Park – an ideally located development with beautifully maintained landscaped communal gardens.

No. 132 Bushy Park House offers well laid out accommodation, extending to approx. 77 sq.m. / 829 sq.ft. and is ideal for modern living. The accommodation comprises entrance hallway, living / dining area, kitchen, 2 double bedrooms and 2 bathrooms - both the living/dining area and bedrooms offer access to a spacious west facing patio area. No. 132 also benefits from one designated underground car parking space.

Bushy Park House offers very attractive tree lined streets with beautifully maintained landscaped gardens. The development is set in a highly convenient location within walking distance of a myriad of excellent schools including Templeogue and Terenure Colleges, Our Lady's and St. Pius National Schools. Terenure College Rugby Football Club, Templeogue Synge Street GAA Club and Sportsworld Terenure Running Club are all very close by. Ample recreational and shopping facilities are in the area with Bushy Park, Ashleaf and Rathfarnham Shopping Centres on your doorstep. All the amenities offered by Terenure and Templeogue Villages are also within striking distance. The area is well serviced by frequent and dependable bus routes and also enjoys easy access to the M50 motorway network.

Viewing is highly recommended.

SPECIAL FEATURES

- » Spacious and well maintained 2 bedroom second floor apartment.
- » Approx. 77 sq.m. / 829 sq.ft.
- » Ideal for modern living with west facing balcony.
- » One underground car parking space (No. 250).
- » Audio visual intercom.
- » Gas fired central heating.
- » Set in beautifully maintained landscaped gardens.
- » Ideally located close to Terenure and Templeogue Villages and all their amenities.
- » Excellent array of schools offered in the local area including Terenure College.
- » Ample recreational facilities close by including Bushy Park, Terenure Rugby Football Club and Templeogue Synge Street GAA Club.
- » Easy access to the City Centre via frequent bus routes and also convenient access to the M50 motorway network.



ACCOMMODATION

ENTRANCE HALL

2.79m (9'2") x 1.23m (4'5")

Spacious entrance hallway with wooden flooring, spotlights, cornicing, alarm keypad, hotpress and video intercom.

BATHROOM

2.16m (7'1") x 1.90m (6'3")

White suite incorporating bath with shower attachment, w.c., w.h.b. and heated towel rail.

BEDROOM 2

5.0m (16'5") x 2.59m (8'6")

Double room with fitted wardrobes.

MASTER BEDROOM

2.7m (8'10") x 6.26m (20'7")

Spacious double bedroom with fitted wardrobes and access to Juliette balcony.

ENSUITE

2.15m (7'6") x 1.67m (5'6")

White suite incorporating w.c., w.h.b., bath with shower attachment and heated towel rail.

LIVING / DINING ROOM

6.06m (19'11") x 4.01m (13'2")

Bright and spacious area with wooden flooring, cornicing, spotlighting and fireplace with coal effect gas fire inset. Double doors leading to balcony and double doors leading to kitchen area.

BALCONY

2.15m (7'6") x 4.50m (14'9")

Overlooking Our Lady's Secondary School with west facing orientation.

KITCHEN

1.67m (5'6") x 3.58m (11'9")

Range of wall and base units with oven, hob and extractor fan. Integrated dishwasher, washer/dryer and fridge freezer.



BER DETAILS

BER Rating: C2
BER Number: 108008574
Energy Performance Indicator: 181.52 kWh/m2/yr

MANAGEMENT COMPANY

O'Connor Property Management
3 Iona Crescent
Glasnevin,
Dublin 9
Tel: 01 830 0154
Email: enquiries@ocpm.ie

SERVICE CHARGE

€1,650 p.a.
Please note charges are subject to change annually.

DIRECTIONS

Travelling from the city centre along Templeogue Road, continue past Terenure College on your right and side and at traffic lights take left turn into Bushy Park House. Once in the development, proceed to the end of the driveway. Apartment 132 is located in the block on the right hand side behind the original main house.

VIEWING

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



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ESTATE AGENT

T 01 668 0008 E info@huntersestateagent.ie W www.huntersestateagent.ie
St Martin's House, Waterloo Road, Dublin 4
2 Brighton Road, Foxrock, Dublin 18
4 Castle Street, Dalkey, Co. Dublin
PSRA Licence no: 001631



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