



**104 The Sweepstakes, Ballsbridge Park,
Merrion Road, Dublin 4. D04W8F1**



Features

A fine 4 bedroom terraced townhouse.

Generous accommodation extending to approx. 123. sq.m. / 1334sq.ft.

Secure gated development.

Large garage extending to 62.9 sq m (678 sq.ft).

Video intercom.

Designated car parking.

Prime Ballsbridge location set in this most sought after private gated development.

Within walking distance of many amenities including Ballsbridge, Herbert Park and Dublin's Central Business District within walking distance to Lansdowne Road DART Station.



Description

Colliers International is delighted to present to the market this very fine four bedroom town-house set in Dublin's premier exclusive residential development. The Sweepstakes is set back from the main road behind electronic gates in the heart of Ballsbridge in Dublin 4. Built by renowned Cosgrave Group in 1991, No 104 The Sweepstakes is an exceptional light filled 4 bedroom property which extends to approx. 125 sq.m. (1350 sq.ft.) and is located in a peaceful setting within this sought after development.

The townhouse is approached via granite steps to the first floor level and is a large two storey property which is in meticulous condition throughout. No 104 has the added benefit of having a large garage at garden level and extends to approximately 62.9 sq.m. (678 sq. ft.). The townhouse provides rooms of generous proportions, benefiting from an abundance of natural light and briefly comprises of, entrance hallway, living room, guest w.c., kitchen/breakfast room with access to the rear terrace and back garden, dining room area and a separate utility room on the ground floor while four bedrooms, one en-suite and main bathroom complete the layout on this floor. There is access to the attic from the landing which also has the benefit of a pull down stairs for ease of access. The property also enjoys a car parking space to the front of the property.

Tucked away in one of Dublin's most convenient and popular locations having all of Ballsbridge's many amenities, including Herbert Park within walking distance. Ballsbridge and Sandymount villages and Merrion Shopping Centre along with their vast array of bijou restaurants, coffee shops and boutiques are all within walking distance. Public transport is well catered for with Lansdowne Road DART station being within a short stroll. The Sweepstakes is also just a short drive from some of Dublin's principle places of business such as Fitzwilliam Square, Merrion Square, Baggot Street and the IT hub at Grand Canal Dock. Numerous sports grounds are all close by including the RDS, The AVIVA Stadium, Merrion and Pembroke Cricket Clubs, Railway Union Sports Club and Lansdowne Football Club, and Donnybrook Tennis Club.

Viewing is highly recommended.



Accommodation

GROUND FLOOR

ENTRANCE HALLWAY 5.05M x 1.43M

Welcoming entrance hallway. Feature hall door to include stain glass window. Hard wood flooring, intercom system, and alarm. Recess lighting.

LIVING ROOM 3.98M X 4.14M

Double glazed doors to bright living room to include hard wood flooring. Gas fire. Recess lighting. Ample electrical sockets to include 5 amp sockets.

KITCHEN / BREAKFAST ROOM 5.92M X 2.77M

Range of white fitted wall and base units to include stone feature work top and stainless steel splash back. Integrated oven, hob, extractor fan, integrated fridge freezer, Siemens dishwasher. Tiled flooring, and recess lighting.

Access to rear garden.

UTILITY ROOM 2.00M X 1.76M

Built in presses to include free standing Zanussi washer dryer and Zanussi washing machine. Phone watch alarm.

GUEST W.C.

Rocca white suite Incorporating w.h.b. and w.c. Wall and floor tiling throughout.

Cloakroom and under stair storage.

DINING ROOM 2.91M X 3.27

Bright dining area featuring hard wooden flooring. Recess lighting. Door offers direct access to rear patio terrace and garden.



Accommodation

FIRST FLOOR

LANDING

Timber flooring. Access to attic to include pull down stairs.

Hotpress.

BEDROOM 1. 4.84M X 3.55M

Spacious double bedroom with extensive fitted wardrobes. Recess lighting. Timber flooring. Blind. Overlooking the communal gardens to the front.

ENSUITE 2.51M X 1.61M

Incorporating large shower cubicle with shower doors, white suite incorporating w.c. and w.h.b. Extensive floor and wall tiling. Heated towel rail.

BATHROOM 2.43M X 1.49M

White suite incorporating w.c., w.h.b. and bath with shower built in. Extensive wall and floor tiling. Recess lighting. Heated towel rail.

BEDROOM 2. 2.91M X 3.58M

Good size double bedroom with fitted wardrobes and overlooking the rear garden. Timber flooring. Blind.



BEDROOM 3 3.95M X 2.27M

Single bedroom with shelving and overlooking front communal gardens. Timber flooring. Recess lighting. Curtains.

BEDROOM 4 3.90M X 2.25M

Single bedroom including wardrobes, timber floor and recess lighting. Blind.

GARAGE 11.90M x 5.82M

Gas boiler.

OUTSIDE

Feature crescent granite steps leading to front entrance door with white decorative railing.

GARDEN / TERRACE

Large terrace with steps to garden laid out in hard landscaping. Garden overlooking landscaping communal gardens. The garden could be accommodated to include softer landscaping. There is also the benefit of access to the garage.



Floor Plans





MANAGEMENT COMPANY
Sweepstakes Management Company

MANAGEMENT AGENT
Core Estate Management
15 Adelaide Street
Dun Laoghaire, Co Dublin, Ireland
Tel: +353 1 214 5465

SERVICE CHARGES
€1,594.03, per annum.

BER DETAILS:

BER Rating: **BER C3**

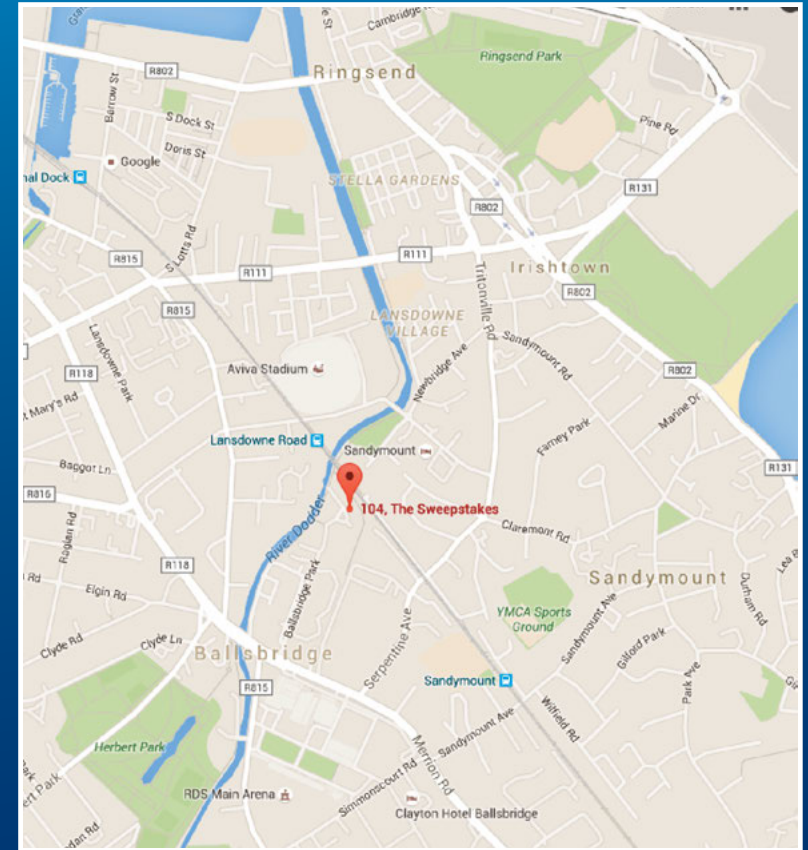
BER Number: 108645466

Directions

Travelling through Ballsbridge take a left turn at the junction at the RDS and Anglesea Road. Proceed to the end of the road to the electric white gates. Travel through the gates and keep on the main road through the development until you see a terrace of two storey townhouses over garages. No 104 is straight ahead.

Viewing Details

Strictly by prior appointment only with sole selling agent, Colliers International.
Email: catherine.oconnor@colliers.ie T: +353 1 633 3764 M: +353 86 250 8848



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