

**For Sale
by Private Treaty**

2 Bedroom Detached House

**eoin
oneill**
PROPERTY ADVISERS
DONNYBROOK

bloomfield park

BLOOMFIELD AVENUE DONNYBROOK DUBLIN 4



Price €495,000

188 Bloomfield Park, Bloomfield Ave, Donnybrook, Dublin 4

info@eoneill.ie | 01-6600333 | www.eoneill.ie



A unique opportunity to acquire an architecturally striking, new, 2 bedroomed, single storey detached house, in one of Dublin's most prestigious developments - Bloomfield Park Donnybrook.

Set amongst the mature and beautifully landscaped setting that is Bloomfield Park no.188 offers luxuriously appointed and spacious accommodation, all on one level, extending to c.85 sq.m(915 sq.ft). Comprising entrance hall, beautifully finished with Crema marfil marble tiles, generous open plan living, dining and kitchen complete with an ample range cream high gloss kitchen cupboards, breakfast counter and all with twin patio doors leading to a south westerly facing paved courtyard garden with box hedge borders surrounding planted beds.

Both bedrooms are generously proportioned with the master bedroom being en-suite. The main bathroom has been stylishly fitted with vanity sink and marble tiling.

Donnybrook is a highly regarded and most sought after address. It is a short distance from St Stephen's Green and enjoys some of the finest neighbourhood facilities to be found anywhere. Local shopping at Donnybrook Fair, dining out at the many fabulous restaurants and cafés including nearby Roly's in Ballsbridge. Nearby is Herbert Park, possibly one of the most beautiful parks in the city, with its tree lined walks, tennis courts, bowling green and children's play ground. Transport links are excellent with regular bus service to the city and suburbs running along Morehampton Road and includes the Aircoach.

Accommodation

Entrance Hall 3.09m x 1.38 & 1.936 x 1m:

Marble floor tiling. Intercom, hot press -gas boiler "Vokera". storage press.

Living Room 4.03m x 5.48m

Two TV Point locations, downlighters, ample electrical sockets, 5 amp lighting sockets, patio doors leading to courtyard.

Kitchen/Dining Room 5.05m x 3.21m

Cream high gloss units, cherry veneer surround to breakfast counter. Slide out carousel shelving to corner press. Soft close doors and drawers. Granite worktops with 100mm upstands. Bowl and half sink unit with single lever tap. Stainless steel/ glass extractor, Zanussi kitchen appliances including stainless oven with 5 ring gas hob. Intergrated washer dryer, intergrated dishwasher and fridge freezer. Marble tiled floor. Patio door to courtyard garden.

Bathroom 1.7m x 2.87m

WC, vanity sink unit with drawers, bath with dual shower heads. Crema Marfil marble tiling to floor and part tiled walls and bath side panel. Mirror with light.

Bedroom One 2.97m x 3.83m

Fitted wardrobes, TV point, Intercom to front door. Patio door to courtyard garden

Ensuite 2.95m x .085m

WC, WHB with single lever tap large shower cubicle with thermostatically controlled shower. Folding shower door. Marble tiling to floors and part tiled walls.

Bedroom Two 4.42m x 2.814m

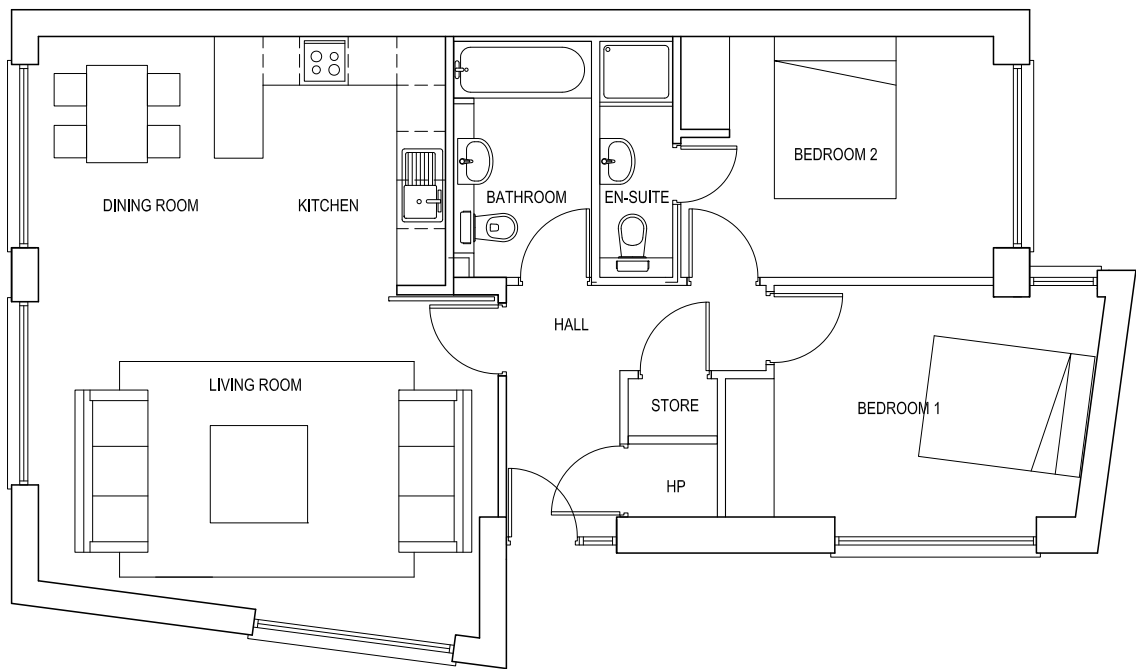
Fitted wardrobes. TV point.



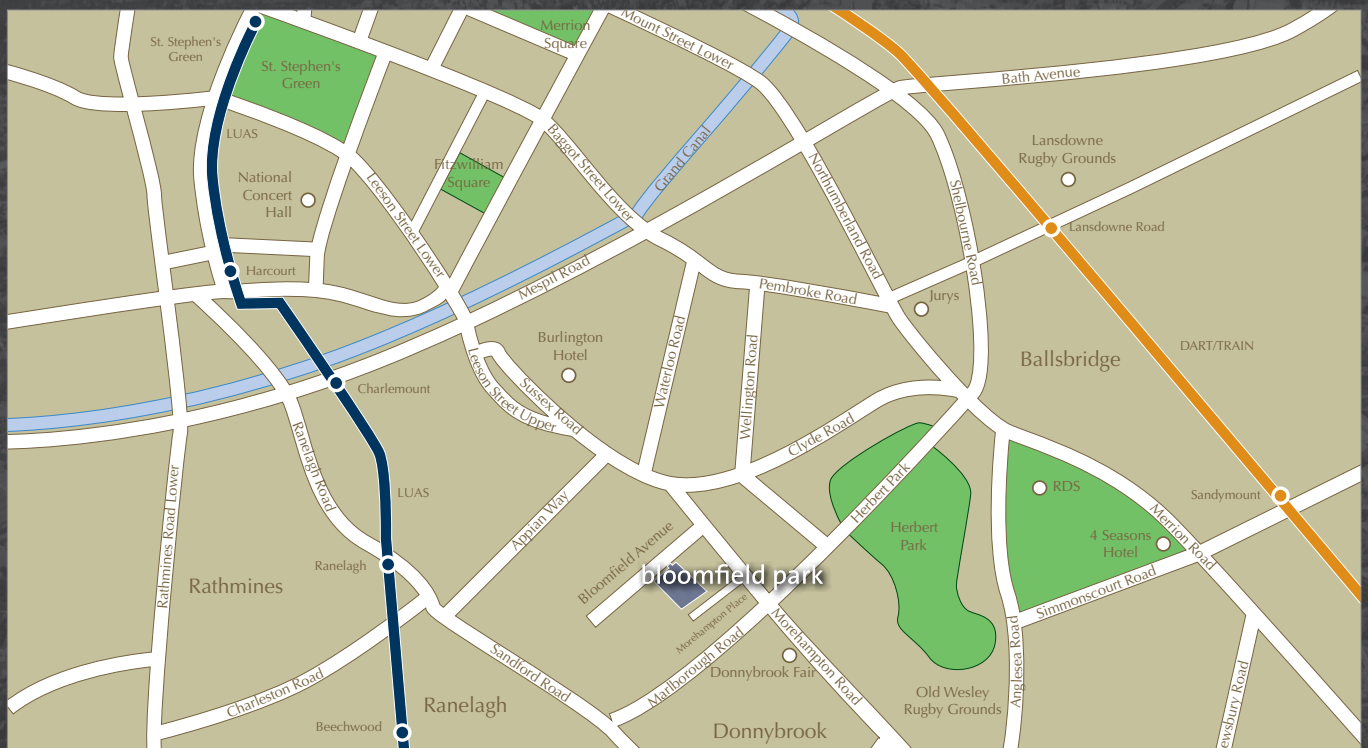
Special Features

- Designated parking space
- Floor to ceiling windows - High quality double glazed AluClad wood windows
- Very generous floor to ceiling heights
- Chrome sockets and light switches throughout
- Two paved courtyard garden with box hedge borders and planted beds
- South west orientation
- Gas radiator heating with thermostatically controlled condenser boiler
- Solar panel for hot water heating
- Pre wired for alarm
- BER B 1
- Elaborate mature landscaping throughout the development including water features hard and soft landscaping and use of specimen trees and shrubs
- The Bloomfield Park development offers a number of security measures for your peace of mind including patrolling security and CCTV

Floor Plan



Location



These particulars are for guidance only and do not form part of any contract. All descriptions, measurements and references are given in good faith but any intending purchaser should not rely on them as fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

103-105 Morehampton Road
Donnybrook
Dublin 4

www.eoneill.ie | 01 6600333 | info@eoneill.ie

