



18 Ballintyre Meadows, Ballinteer, Dublin 16, D16 KR67

BER C1





## FOR SALE BY PRIVATE TREATY

An extremely spacious and stylish layout is to be found in this own door ground floor apartment which benefits from a wrap around corner aspect overlooking landscaped gardens and communal grounds with designated car parking space in front of entrance door. Ballintyre built by Glenkerrin Homes is an award winning modern upmarket residential development located off Ballinteer Avenue which is approximately 8km to the city centre, and easily accessible to both Dundrum and Sandyford business region, Ballinteer SuperValu Shopping Centre is directly opposite the development and there is an excellent choice of the best local schools, including Wesley College nearby, there are also Churches and Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars is also within walking distance.

The M50 is in on the doorstep, as is Marley Park and Sandyford and Stillorgan Business Regions, Beacon Hospital and Hotel, Beacon South Quarter and Clayton Hotel are easily accessible. There are excellent public transport facilities available nearby including the 14, 16, 48, 75 and 116 which serve Dundrum and the LUAS, University College Dublin and the City Centre. The LUAS is within walking distance.

There is a vast choice of sporting and recreational amenities in the nearby area which include Marley Park, Meadowbrook Swimming Pool, St. Endas Park and The Grange Golf Club and Leopardstown Racecourse.

## FEATURES INCLUDE:

- Bright, well proportioned accommodation c. 80Sq. M ( 861 Sq. Ft)
- Spacious living room with curved wall and four picture windows feature
- Wheelchair accessible
- Situated on ground floor of small block of 16 units.
- Fitted blinds, light fittings and built-in kitchen appliances namely oven with hob, extractor fan, washer/dryer and fridge/freezer included in the sale
- Gas Fired Central heating
- Quality, fully fitted kitchen with integrated appliances
- Quality sanitaryware throughout
- Hardwood double glazed windows throughout
- Wired for Security Alarm system
- Private terrace area
- Designated surface car parking space, with additional visitor car parking
- Meticulously maintained landscaped grounds within the development
- Tranquil secluded setting, convenient location close to the M50, Carrickmines Retail Park, Dundrum, Sandyford and LUAS

## ACCOMMODATION

### Entrance Hallway:

recessed lighting, ceiling cornicing, and door to

### Open Plan Living Room/Dining Room:

7.33m x 4.57m overall, with feature curved wall with four picture windows overlooking front aspect, carpetted flooring, feature fireplace with fitted coal effect gas fire, recessed lighting, tv point, ceiling cornicing, opening to

**Kitchen:** 3.7m x 2.6m, with an extensive range of built-in presses and units, worktops and splashback, stainless steel sink unit, Electrolux oven and electric hob, stainless steel extractor fan, fridge freezer, Beko washer/dryer, ceramic tiled floor

**Bedroom 1:** 3.32m x 3.2m, with range of built-in wardrobes, window overlooking landscaped grounds, and door to

**En- Suite Shower Room:** 1.87m x 1.62m with white suite, with shower attachment over, fully tiled step-in shower, wc, vanity wash hand basin with mirror over and recessed lighting, ceramic tiled floor, extractor fan, window overlooking gardens

**Bedroom 2:** 4.57m x 2.49m, with range of built in wardrobes, window overlooking gardens

**Main Bathroom:** 2.47m x 1.88m with white bathroom suite, part tiled walls, wc and vanity wash hand basin with tiled splashback, recessed lighting, tiled floor.

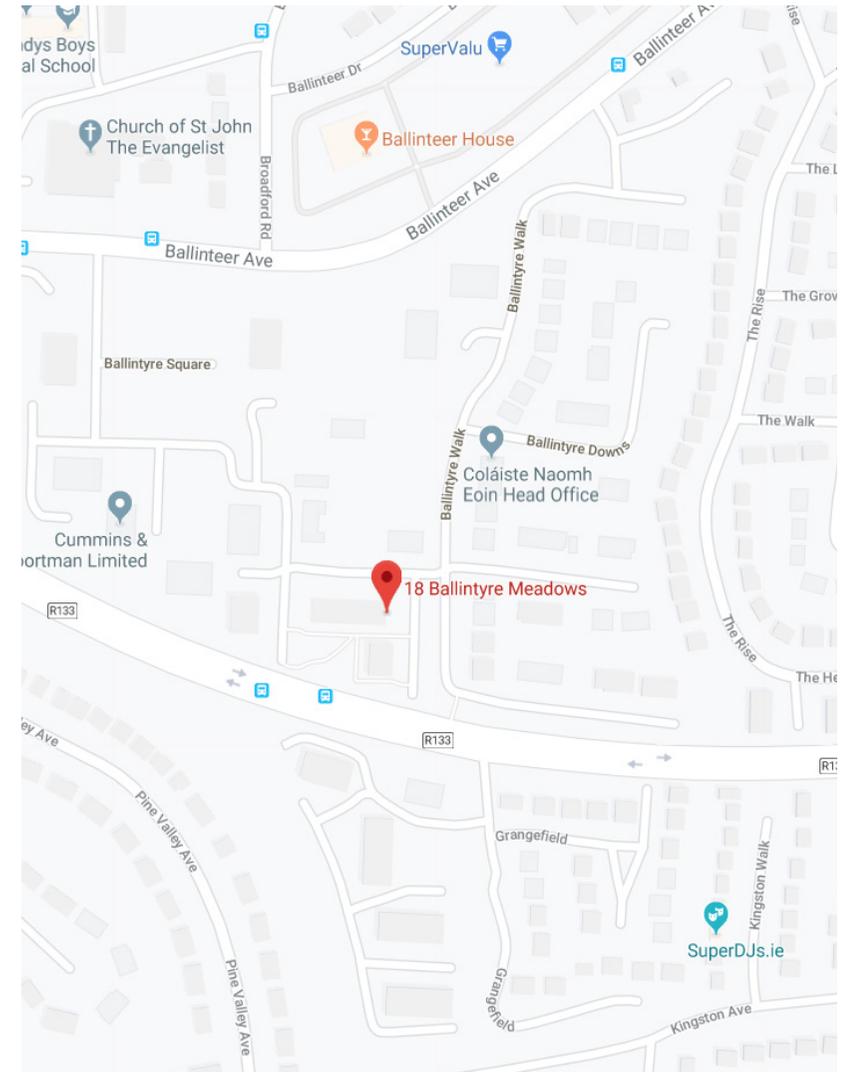
**Hop Press / Storage Room:** 2.4m x 1m with water storage tank, slatted shelving and storage area.

**OUTSIDE** This property has a lovely south westerly facing aspect with its own door to street and private terrace area. There are well maintained landscaped grounds within this upmarket development. Designated and visitors parking.

**MANAGEMENT AGENTS:** Indigo Property Management  
Management Fees: Approx. €1,200 per annum.

**BER DETAILS**  
BER C1  
BER Number: 104041074  
168.12 kWh/m<sup>2</sup>/yr





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