



Apartment 4 Booterstown Hall,  
Booterstown Avenue, Booterstown,  
Co Dublin

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)

**BER** C2

# For Sale by Private Treaty

Hunters Estate Agent is delighted to present this fine two bedroom, two bathroom, ground floor apartment to the market.

Located in this highly sought-after development, No 4. Booterstown Hall is an extremely well presented, spacious 2 bed apartment, extending to c. 85 sqm / 915 sqft and offers bright, light filled accommodation throughout, including a large light filled living / dining area, kitchen, 2 bedrooms (master ensuite) and main bathroom.

There is a large terrace area with stunning sea and parkland views, ideal for relaxation or al fresco dining in the warmer months. Residents also enjoy a communal manicured lawned area. There are two designated underground car parking spaces behind electric gates.

Booterstown Hall enjoys an enviable location, close to Blackrock Village which offers a wide variety of retail and dining options on its main street, alongside two shopping centres. Locals can enjoy a leisurely stroll in Blackrock Park. Stillorgan and Foxrock Villages are easily reached also. Dundrum Town Centre is no more than a 15 minute drive away. Rugby, golf, tennis, hockey, soccer and GAA are all available in the vicinity with marine pursuits available at nearby Dunlaoghaire Harbour.

Blackrock Clinic is also very close by alongside several top rated schools including Willow Park, Blackrock College, St Andrews College, Sion Hill, Booterstown National School and St Mary's National School.

Booterstown Hall benefits from excellent transport links including the DART at Booterstown no more than a minutes' walk. The Rock Road and N11 are well serviced by several bus routes including the 7, 17, 84, 46A and 145 offering easy access to UCD, St Vincent's Hospital and Dublin City Centre. The M50 is also easily accessed offering routes countrywide

Viewing is highly recommended.

## SPECIAL FEATURES

- » Spacious ground floor apartment
- » Two bedrooms, two bathrooms
- » Extending to c 85 sq.m / 915 sq.ft.
- » Large terrace area
- » Secure gated development
- » Stunning sea view
- » Designated car parking for two cars
- » Intercom and security alarm
- » Excellent transport links
- » Highly convenient location



## ACCOMMODATION

### ENTRANCE HALLWAY

4.21m x 2.57m + 2.28m x 1.4m (13'8" x 8'4" and 7'5" x 4'6")

Intercom handset, alarm panel, telephone point. Storage with water tank, recessed lighting and timber flooring.

### KITCHEN / LIVING / DINING AREA

6.8m x 6.02m (22'3" x 19'7") (overall)

### KITCHEN

2.9m x 2.23m (9'5" x 7'3")

Range of fitted units, marble worktop, stainless steel sink unit, four ring gas hob, with oven under and extractor fan over. Integrated dishwasher and fridge / freezer, provision for washing machine. Video intercom, tiled floor and recessed lighting.

### LIVING / DINING AREA

Wooden floors, recessed lighting, t.v and telephone points. Sliding door to patio area.

### BEDROOM 1 (MASTER)

3.37m x 3.46m (11' x 11'3")

Fitted wardrobes, window to front and door to:

### ENSUITE SHOWER ROOM

1.98m x 1.25m (6'5" x 4'1")

Step-in tiled shower unit, wash hand basin with fitted mirror over and w.c. Fully tiled walls and tiled floor.

### BEDROOM 2

4.48m x 2.42m (14'7" x 7'9") (max measurement).

Fitted wardrobes, window to front.

### BATHROOM

2.03m x 1.7m (6'6" x 5'6")

Bath with shower attachment, wash hand basin, with mirror over and w.c. Fully tiled walls and tiled floor.



## OUTSIDE

### Balcony / Terrace

Generous cobble lock patio area measuring 5.28m long x 5.64m wide (17'3" x 18'5"). Steps to communal lawned area.

## MANAGEMENT COMPANY DETAILS

BHA Management Company Limited  
c/o Green Door Property Management  
Tel: (01) 805 5957

Current service charge: c. €2,993.89

## BER DETAILS

BER Rating: C2  
BER Number: 110267747  
Energy Performance Rating: 176.7 kWh/m2/yr

## DIRECTIONS

Travelling south bound on Rock Road, take right turn onto Booterstown Avenue (at Punch Bowl), Booterstown Hall is first turn on left hand side.

## VIEWING

Strictly by prior appointment only through sole selling agent, Hunters Estate Agent, Foxrock.

Tel: 01 289 7840

Email: foxrock@huntersestateagent.ie



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