



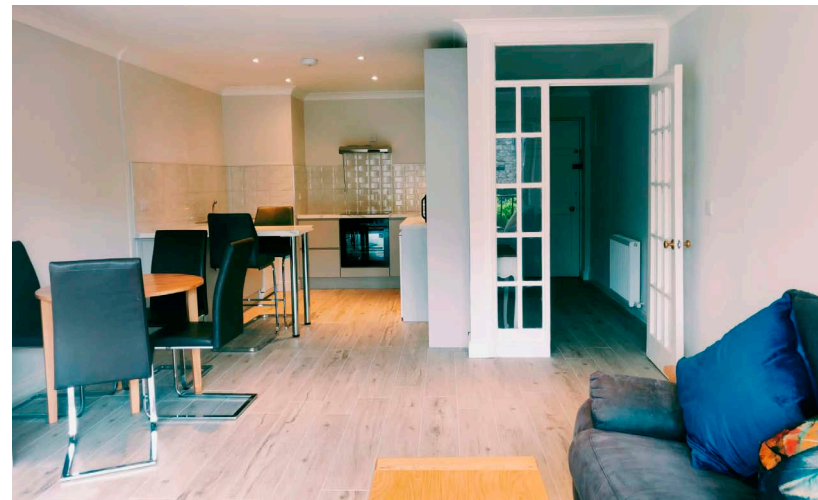
Apartment 10 Raglan Hall,
Clyde Road,
Ballsbridge,
Dublin 4,
D04 RW31.



**APARTMENT 10 RAGLAN HALL,
CLYDE ROAD,
BALLSBRIDGE,
DUBLIN 4,
D04 RW31.**

ASKING PRICE €590,000

HAVE YOU MISSED OUT ON THE PURCHASE OF ANOTHER PROPERTY IN RECENT TIMES? WELL THIS IS YOUR CHANCE TO OWN A SPACIOUS, BRIGHT AND INCREDIBLY WELL LOCATED APARTMENT. APARTMENT 10 RAGLAN HALL WAS COMPLETELY REFURBISHED WITHIN THE LAST YEAR PRESENTING AN EXCELLENT OPPORTUNITY TO OWN A TWO-BEDROOM APARTMENT IN GREAT CONDITION ON THE SECOND FLOOR OF THIS MUCH SOUGHT AFTER DEVELOPMENT. WITH THE COMPREHENSIVE OVER HALL OF THIS APARTMENT, ONE HAS THE BENEFIT OF A MODERN AND CONTEMPORARY ACCOMMODATION. NOT ONLY ARE BOTH BEDROOMS DOUBLE THEY HAVE NICELY CRAFTED FLOOR TO CEILING BUILT IN WARDROBES. EACH OF THESE BEDROOMS IS SERVICED BY VERY LARGE SHOWER ROOMS WITH ALL NEW FIXTURES AND FITTINGS.



THE MOST IMPRESSIVE PART OF THIS APARTMENT IS THE VERY SPACIOUS OPEN PLAN LIVING ROOM AND DINING ROOM THAT HAS THE ADDITIONAL BENEFIT OF A LOVELY SUNNY BALCONY. THE KITCHEN SPEAKS FOR ITSELF WITH ALL THE MODERN CONVENIENCES ONE WOULD EXPECT IN A PROPERTY OF THIS QUALITY AND A VERY USEFUL BREAKFAST COUNTER. RAGLAN HALL IS A WELL-RUN AND KEPT DEVELOPMENT WITH SECURE OFF STREET CAR PARKING.

AS ALREADY MENTIONED THIS PROPERTY COULD NOT BE BETTER LOCATED. RAGLAN HALL IS POSITIONED ON CLYDE ROAD WHICH IS ONE OF THE MOST ESTABLISHED AND WELL KNOWN ROADS IN DUBLIN 4. IT CANNOT BE OVER EMPHASISED HOW GOOD A LOCATION THIS APARTMENT IS IN WITH ALL



THE AMENITIES ONE COULD ASK FOR. FIRST OF ALL, WITHIN A FIVE MINUTE WALK ONE WILL ARRIVE AT THE FAMOUS HERBERT PARK. THIS PARK OFFERS A VAST ARRAY OF AMENITIES SUCH AS RUNNING AND WALKING TRACKS, CHILDREN'S PLAY PARKS, A POND, PLAYING FIELDS OR JUST A NICE SEAT TO CHILL OUT, HAVE A COFFEE OR READ A GOOD BOOK. THE PROPERTY IS ALSO MINUTES' WALK FROM BALLSBRIDGE, DONNYBROOK, THE RDS AND A HOST OF SHOPS, BARS AND RESTAURANTS. THE PROPERTY IS ALSO WITHIN WALKING DISTANCE OF BAGGOT STREET AND THE CITY CENTRE. IF YOU DO NOT WANT TO GO ON FOOT JUST JUMP ON A CHOICE OF BUS ROUTES FIVE MINUTES FROM YOUR DOOR OR THE DART. FINALLY, THERE ARE ALSO MULTIPLE PRESTIGIOUS SCHOOLS IN THE AREA, BOTH PRIMARY AND SECONDARY, INCLUDING ST BRIGIDS, ST CONLETHS, GONGAZA COLLEGE AND MUCKCROSS PARK COLLEGE. IN SUMMARY, AN OPPORTUNITY NOT TO BE MISSED AND VIEWING HIGHLY RECOMMENDED TO REALLY APPRECIATE THE GREAT CONDITION OF THIS APARTMENT AND ITS' FANTASTIC LOCATION. CALL TODAY TO BOOK YOUR APPOINTMENT.

RECEPTION HALL: 4M X 1.50M: L SHAPED HALL WITH TIMBER LIKE FLOOR TILING & CEILING COVING. RECESSED LIGHTING. WASHING MACHINE & DRIER CUPBOARD. SECURITY INTERCOM. GLAZED DOOR LEADING TOO....

OPEN PLAN LIVING ROOM & DINING AREA: 5.35M X 4.25M: TIMBER LIKE TILED FLOORING. SPACE FOR ELECTRIC FIRE. TV DISPLAY ALCOVE. BOILER CUPBOARD. CEILING COVING & RECESSED LIGHTING. DOOR TO BALCONY.

BALCONY: 4M X 1.35M: LARGE BALCONY WITH TILED FLOORING. BRIGHT SUNNY ASPECT FACING BRIGHT WEST FACING ASPECT.

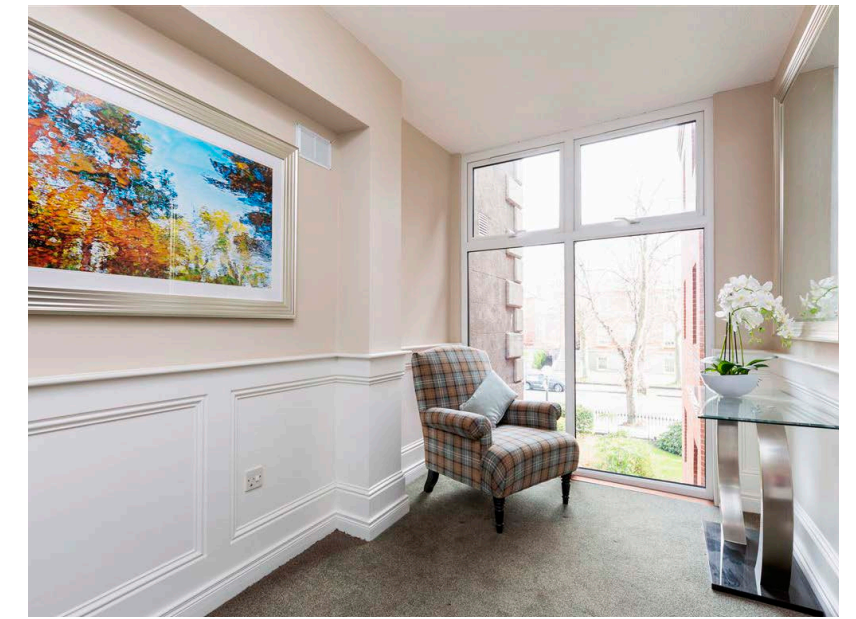
KITCHEN: 3.00M X 3.00M: ATTRACTIVE & MODERN FLOOR & WALL UNITS WITH AMPLE WORK TOP SPACE. BREAKFAST COUNTER. SINGLE STAINLESS STEEL



AND DRAINING BOARD. BUILT IN FOUR-RING HOB, COOKER AND EXTRACTOR FAN. DISHWASHER, FRIDGE AND FREEZER. SHELVING. FLOOR TILING AND PARTLY TILED WALLS. CEILING COVING AND RECESSED LIGHTING.

BEDROOM NO. 1 (DOUBLE): 4.80M (MAX) X 3.50M: VERY ATTRACTIVE BUILT IN FLOOR TO CEILING WARDROBES AND DRAWERS. CEILING COVING & RECESSED LIGHTING.

LARGE SHOWER ROOM: 2.30M X 1.60M: COMPRISES LARGE STEP IN SHOWER, WHB, W.C TOWEL RAIL, WALL MIRROR & SHAVING LIGHT WITH SOCKET. FULLY TILED WALLS & FLOORS.



BEDROOM NO. 2: (DOUBLE): 4.80M (MAX) X 2.65M: ATTRACTIVE FLOOR TO CEILING BUILT IN WARDROBES. CEILING COVING & RECESSED LIGHTING.

SHOWER ROOM: 2.30M X 1.60M: COMPRISES LARGE STEP IN SHOWER, WHB, W.C TOWEL RAIL, WALL MIRROR & SHAVING LIGHT WITH SOCKET. FULLY TILED WALLS & FLOORS.



RAGLAN HALL IS SIMPLY ONE OF THE MOST SOUGHT AFTER DEVELOPMENTS IN DUBLIN 4.

SPECIAL FEATURES

- FULLY REFURBISHED TWO DOUBLE BEDROOM APARTMENT IN EXCELLENT CONDITION
- SPACIOUS AND BRIGHT OPEN PLAN LIVING ROOM & DINING AREA
- FLOOR AREA APPROXIMATELY 800SQ.FT/74SQ.M WITH SUNNY PRIVATE BALCONY
- PRIVATE AND ENCLOSED CAR PARKING
- WELL ESTABLISHED AND RUN DEVELOPMENT MANAGEMENT COMPANY
- EXCELLENT LOCATION CLOSE TO THE FAMOUS HERBERT PARK
- MINUTES' WALK FROM BALLSBRIDGE, DONNYBROOK AND THE CITY CENTRE
- AMPLE BUS ROUTES AND DART ON YOUR DOOR STEP
- CHOICE OF VERY GOOD PRIMARY & SECONDARY SCHOOL
- BUILT IN FLOOR TO CEILING WARDROBES IN BOTH DOUBLE BEDROOMS

DIRECTIONS:

HEADING OUT OF TOWN ALONG LEESON STREET LOWER GO PASSED THE END OF WATERLOO ROAD AND IMMEDIATELY AFTER THAT TAKE A SOFT LEFT THAT BRINGS YOU ONTO WELLINGTON PLACE THAT THEN LEADS INTO CLYDE ROAD. YOU WILL THEN PASS ST. CONLETHS BOYS SCHOOL ON YOUR RIGHT. CONTINUE DOWN CLYDE ROAD TOWARDS THE AMERICAN EMBASSY AND RAGLAN HALL IS HALF WAY DOWN THIS STREET ON THE LEFT BEFORE THE CHURCH.

VIEWING:

STRICTLY BY APPOINTMENT.

CONTACT MFO THE PROPERTY PROFESSIONALS AT 01 497 9050.



NO. 31 WATERLOO ROAD,
BALLSBRIDGE, DUBLIN 4.
TEL: +35301 497 9050
E: INFO@MFO.IE
WWW.MFO.IE



NEGOTIATORS:

MARCUS O'CONNOR MSCSI, MRICS, A.C.I.ARB, B.E.R ASSESSOR

MOBILE: **087 678 8100** E-MAIL: **MARCUS@MFO.IE**

MFO PSRA LICENCE NUMBER: 003357 MARCUS O'CONNOR PSRA LICENCE NUMBER: 003357-005597

01 497 9050

BER B1

114408065

IN PARTNERSHIP WITH
H&H
PROPERTY MANAGEMENT CONSULTANTS LIMITED



DISCLAIMER: PLEASE NOTE ALL DETAILS ARE FOR INFORMATION PURPOSES ONLY. ALTHOUGH GREAT CARE IS TAKEN IN THE PREPARATION OF THIS PARTICULARS, MCGINLEY FARRELLY AND O'CONNOR OR THE VENDOR CANNOT BE HELD RESPONSIBLE FOR ANY ERRORS AND MISTAKES AND GIVE NO WARRANTY WHATSOEVER ARISING AS TO THEIR ACCURACY. ALL MAPS AND MEASUREMENTS ARE PROVIDED FOR IDENTIFICATION ONLY AND SPECIFICATION PHOTOGRAPHY SHOWS INDICATIVE INTERIORS. ALL DETAILS ARE SUPPLIED STRICTLY SUBJECT TO CONTRACT AND MUST BE VERIFIED BY ANY PARTY WHO SHOULD MAKE THEIR OWN ENQUIRIES THROUGH INDEPENDENT PROFESSIONALS. MCGINLEY FARRELLY & O'CONNOR HAVE NO AUTHORITY TO BIND ANY PARTY TO ANY CONTRACT.