



## Apartment 203, The Maples, Grange Hall, Ballinteer, Dublin 16 D16AP59

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c 67 m<sup>2</sup> / 721 ft<sup>2</sup>



DOUGLAS NEWMAN GOOD  
**DNG**

# Apartment 203, The Maples, Grange Hall, Ballinteer, Dublin 16 D16AP59

Number 203 The Maples is a spacious and bright two bedroom apartment in the highly popular Grange Hall development. Presented in excellent order throughout this first floor residence boasts a south facing aspect. As a result the rooms are filled with natural light. Accommodation is well proportioned containing kitchen with double doors to living room, two double bedrooms including one ensuite, bathroom and storage cupboard.

The location is superbly convenient, close to Ballinteer, Dundrum and Rathfarnham villages with their excellent variety of shops, transport facilities and shopping centres. Dundrum Town Centre provides theatres, cinemas, restaurants and cafes, yet still preserves many of the historic and charming features. With the M50 so close and the LUAS line also within moments drive, this provides instant accessibility to the city centre.

Grange Hall is very well regarded development and it is no surprise that it is well maintained and comprises inviting communal areas and landscaped grounds all tucked behind electric gates.

Viewing is strongly recommended!

## Accommodation

Hallway 2.95 x 1.53

Spacious hallway with access to:

Hotpress 0.79 x .63

Hot water cylinder.

Storage 0.92 x .632

useful storage press.

Kitchen 3.02 x 1.83

Shaker style fitted kitchen with wall and base units. Zanussi fridge freezer & washing machine, belling oven & hob, Bosch dishwasher. Elica extractor hood. Tiles floor, tiled splash back.

Living room 6.13 x 3.67

Bright living room with south facing aspect, laminate flooring, Juliet balcony, floor to ceiling windows.

Bedroom 1 4.81 x 2.95

Double bedroom, built in wardrobes, laminate flooring.

Ensuite 2.07 x 1.85

Bath, WC, whb, tiled floor part tiled walls, Juliet balcony.

Bedroom 2 3.81 x 2.66

Double bedroom, built in wardrobes, laminate flooring, Juliet balcony

Bathroom 1.84 x 1.65

Shower cubicle, WC, whb, tiled floor, part tiled walls.



*\*The new owner will become a member of the Owners Management Company. The Owner will have to pay an Annual Service Charge, which may increase once warranties expire. The owner may have to pay into a sinking fund to cover future major maintenance and repairs to the common areas\**

## Features

- Spacious accommodation C. 68sqm.
- Superb condition
- South facing aspect
- 2 large double bedrooms
- Juliet balconies
- Private gated development
- Landscaped gardens
- Parking
- Excellent convenient location
- Management company: Wyse Property Management
- Management fees: Approx. €1,600 per annum



BER: C2 BER No. 110737756

EPI: 181.68 kWh/m<sup>2</sup>/yr

View By Appointment  
Asking Price: €295,000

**DNG Stillorgan**  
18 Lwr Kilmacud Road, Stillorgan, Co. Dublin  
T: 01 283 2700 | E: stillorgan@dng.ie

**Negotiator:** William Bradshaw  
086 8056703

PSL 002049



For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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