

BER C3



109 The Sweepstakes

Merrion Road, Ballsbridge, Dublin 4

Lisney | Sotheby's
INTERNATIONAL REALTY

109 The Sweepstakes

An impressive and substantial townhouse quietly positioned to the rear of this exclusive gated development, benefiting from off streetcar parking, double garage, rear garden and patio with attractive Sylvan aspect.

No. 109 is attractively positioned opposite a landscaped green and enjoys generous accommodation extending to approximately 181sqm. / 1,948sqft. (including integral garage) and briefly comprises living room, dining room, kitchen, guest WC, four beds (1 ensuite) and bathroom. From the hall the staircase leads to a large double garage (approx. 59sqm. / 635sq.ft.).

The Sweepstakes was constructed by Cosgrave Homes in 1992 and is regarded as one of Dublin's premier developments. It is tucked away behind electrically operated gates in beautifully landscaped gardens and grounds. The location is second to none with all amenities of Ballsbridge village adjacent including a host of restaurants, local shops, Lansdowne Dart Station, the RDS, Herbert Park and numerous bus routes and hotels. The property is also within walking distance of Stephen's Green.

Features

- Generous townhouse in exclusive Cosgrave gated development
- Quietly positioned to the rear of the development, opposite landscape green
- Four bedrooms (one en-suite)
- Garden with attractive Sylvan aspect (approx. 9sqm / 29sqft.)
- Integral double garage (approx. 59sqm. / 635sq.ft.)
- Off streetcar parking
- Video intercom
- Floor area approximately 181sqm. / 1,948sq.ft. (including integral garage).



Accommodation

Reception Hall: 1.4m x 5.9m (4'7" x 19'4") with video intercom

Guest WC: Comprising WC and whb.

Living Room: 4.45m x 4.8m (14'7" x 15'9") Fireplace with timber surround

Kitchen: 2.45m x 5.85m (8' x 19'2") Fitted with a range of presses, cupboards, drawers, worktop, one and a half bowl stainless steel drainer unit, splashback, space for fridge/freezer, double Zanussi oven with four ring electric hob, plumbed for washing machine, tiled floor, door out to the rear garden.

Utility Room: Plumbed for a pair of washing machines, worktop and storage, tiled splashback and continuation of tiled floor.

Dining Room: 3.4m x 3m (11'2" x 9'10") tiled floor, door out to the rear garden.

First Floor

Bedroom 1: 3.45m x 3.9m (11'4" x 12'10") including range of built in wardrobes and bay window, door to

En-Suite: Comprises, large step in tiled shower, WC, pedestal wash hand basin, tiled floor, partly tiled walls, chrome heated towel rail.

Bedroom 2: 2.3m x 3.2m (7'7" x 10'6") including built in shelving.

Bedroom 3: 3.6m x 3m (11'10" x 9'10") including built in wardrobes and vanity table.

Bedroom 4: 3m x 3.15m (9'10" x 10'4") including built in wardrobe.

Bathroom: Comprising bath, shower over, WC, pedestal whb, tiled floor and chrome heated towel rail, door to hot press, access to the attic.

Garage: 6.02m x 9.75m (19'9" x 32') Gas boiler, door out the back.

Outside: Cobbled driveway provides off street car parking, flower beds with shrubs and bushes.

The rear garden extends to approx. 9m. (29ft.). Patio. Garden largely laid out in gravel with attractive Sylvan aspect.

Management Company

Core Estate Management

Service Charge

€2,195 per annum.

BER Information

BER: C3. BER No: 101681815

EPI: 215.21 kWh/m²/yr.

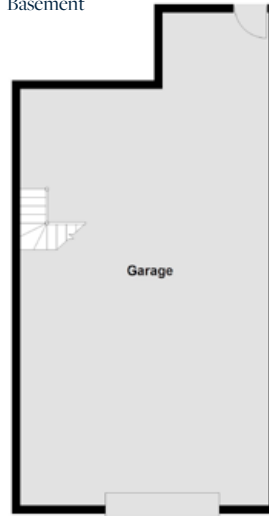
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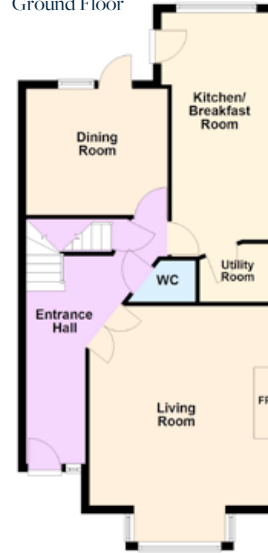


FLOOR PLANS Not to scale - for identification purpose only.

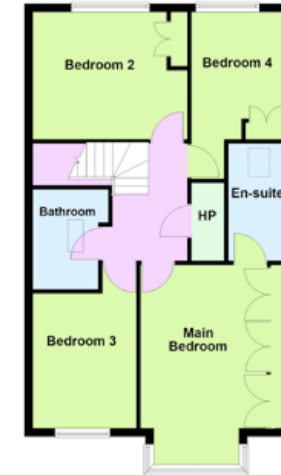
Basement



Ground Floor



First Floor



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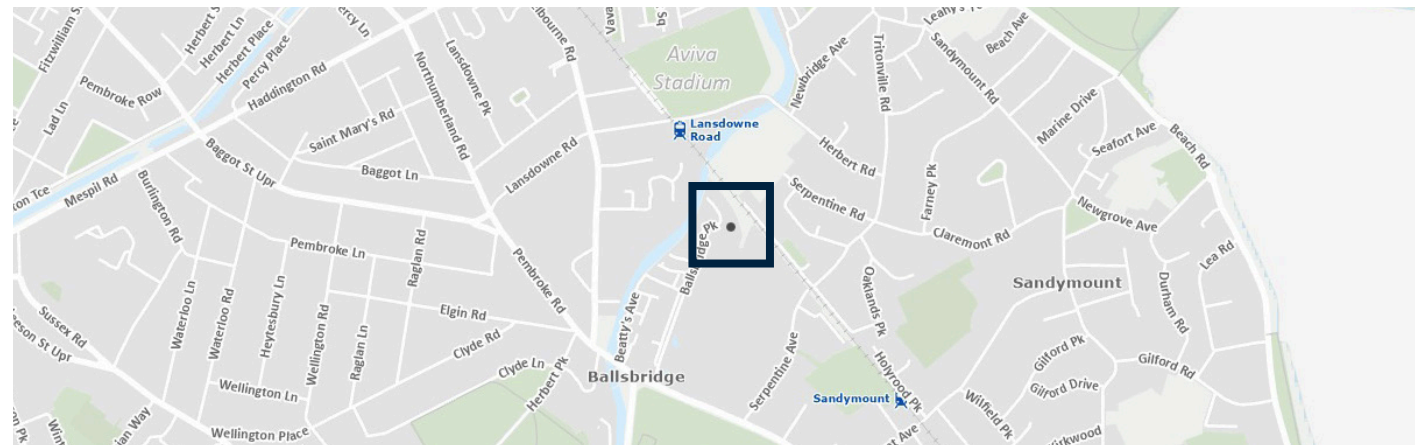
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