



**No. 11 Ailesbury Wood,
Ballsbridge, Dublin 4**



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For Sale by Private Treaty

A wonderfully presented, modern four bedroom, redbrick residence situated in this exclusive boutique development, located just off Ailesbury road and within walking distance of Ballsbridge village, the RDS Showgrounds, Aviva stadium and Donnybrook Village.

Description

Ganly Walters are delighted to present No. 11 Ailesbury Wood to the market. A magnificent modern family home which enjoys this enviable location in heart of Ballsbridge and only minutes from the city centre. Built in 2003 this property incorporates a period red brick and granite façade with box bay windows, in keeping with the style and grandeur of neighbouring Ailesbury Road, while internally the property affords all of the benefits of modern living.

The Property which stands an impressive 203 sq.m (2,186 sq.ft) provides both generous and well balanced, light filled accommodation over three levels, with a design that is architecturally pleasing and high-end luxury finish apparent throughout.

No. 11 Ailesbury Wood is entered through a tiled and granite portico and is flooded with natural light which is afforded by its perfect orientation and many picture windows. On the ground floor, a welcoming entrance hall with grand staircase captures the essence of this fine property immediately. To the left of the hall is a bright and spacious reception room with box bay window and feature fireplace. An interconnecting dining room is accessed through glass double doors and leads out to the private rear garden. At the end of the hall to the rear of the property is well appointed kitchen complete with fully integrated Neff appliances and leads into the sunny breakfast area with feature glass roof light and direct access to the rear garden. A guest w/c and cloak room complete the accommodation on this level.

On the first floor a spacious landing includes a large hot press and access to three bedrooms with fitted wardrobes. The largest of these three bedrooms features a beautifully tiled ensuite with Jacuzzi bath and separate quadrant shower and includes a box balcony which overlooks St. Michaels playing grounds. Completing the accommodation on this level is a tastefully designed family bathroom with twin window lights and deep set bath. The entire top floor is dedicated to the impressive master suite which includes a walk in store room, fitted wardrobes and a stylish ensuite room with feature double shower complete with shower seating area.

To the rear of the property is a private south westerly facing rear garden which is low maintenance incorporating a flagstone paving patio with a raised astro lawn area. To the front of the property a cobble lock bay provides parking for three cars.

Location

The location of this property cannot be understated and is truly second to none, set in this exclusive development of just 15 residences only minutes from all of the conveniences that Ballsbridge Village has to offer including an array of specialty shops, boutiques, cafes and restaurants. The City Centre, Donnybrook and Sandymount villages are also within walking distance.

The property is well serviced by frequent public transport links, including regular bus routes, DART at Sydney Parade, and the Aircoach which all provide ease of access to and from the city centre, the many offices located at Grand Canal dock and Dublin Airport.

Features

- Prime Dublin 4 Location
- Underfloor Heating
- Off Street Parking
- Exclusive Development
- C2 Energy Rating
- Double Glazing
- Neff Integrated Appliances
- South-Westerly City Garden
- GFCH

Accommodation

Approx. 203 sq.m (2,186 sq.ft)



Reception Room/ Living and Circulation Areas Kitchen Bathroom Bedrooms Storage



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Important Notice

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Directions

Traveling from Ballsbridge along Merrion Road, take a right hand turn on to Ailesbury Road. The left turn for Ailesbury Wood is located between Numbers 27 & 29 Ailesbury Road. At the end of the entrance road take a right hand turn and the property is on your left.

Viewing

Strictly by Appointment

BER Rating

BER C2

BER No: 109132514

EPI: 183.54 kWh/m²/yr

