



# 2 Ballsbridge Gardens, Ballbridge, Dublin 4



## For Sale by Private Treaty

Home Space are delighted to present a tastefully appointed one bedroom apartment that boasts an enviable Dublin 4 address. No 2 is bright and spacious with rooms of generous proportions extending to approx. 50sqm / 540sqft and has the added benefit of a west facing balcony and a secure parking space.

Ballsbridge Gardens is a gated development ideally located in one of Dublin's most convenient and desirable locations with the vast majority of the City's premier amenities on its doorstep. Just some of these amenities include The R.D.S, a selection of boutiques, restaurants and shops in Ballsbridge and Donnybrook, numerous sports clubs including the state of the art Aviva Stadium. The property is also serviced by excellent transport links to include the Lansdowne Road Dart station and numerous bus routes. Viewing is highly recommended.



### Special Features

- Tastefully appointed one bedroom ground floor apartment
- Secure gated development
- Extends to approx. 50sqm / 540sqft
- Gas fired central heating
- Double glazed throughout
- UPC and phone points
- West facing balcony
- All furniture to be included in the sale

## Accommodation

### ENTRANCE HALL

Spacious entrance hall with timber flooring and ceiling coving. Large shelved hotpress and large cloaks cupboard. Audio monitor.

### LOUNGE

4.70m x 3.90m  
(15'5") x (12'10")

Bright living space with walnut timber flooring, ceiling coving and marble fireplace incorporating coal effect gas fire. Phone point. French doors to west facing balcony.

### KITCHEN

3.90m x 1.67m  
(12'10") x (5'6")

Range of wall and base units with tiled splash back incorporating stainless steel sink, built in Tricity Bendix oven and hob, integrated Whirlpool extractor fan. Built in Tricity Bendix dishwasher, Candy washer dryer and Hotpoint fridge. Tiled floor.

### BEDROOM

3.32m x 3.00m  
(10'11") x (9'10")

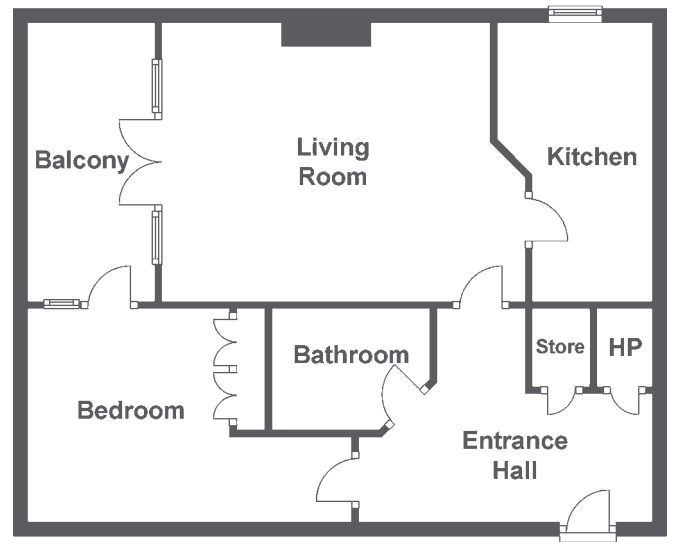
Double room with Walnut timber flooring, fitted double wardrobes and door to west facing balcony. Phone point.

### BATHROOM

2.20m x 1.69m  
(7'3") x (5'7")

White suite incorporating bath with telephone shower attachment, pedestal wash hand basin, wall mounted mirror, extractor fan and WC. Fully tiled floor and walls.





## Management Company

Core Property Management

## Direction

Coming from Ballsbridge travel along Shelbourne Road and travel past Ballsbridge Motors on your right hand side. Take next right at traffic lights and continue to electric gates entrance to Ballsbridge Gardens. Once in the development No 2 is in the block on the right hand side.

## Viewing

By appointment. Please call Space Property Consultants on 01 6762033.



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## Terms and Conditions

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