

For Sale By Private Treaty



26 Ballintyre Grove

**Ballinteer Avenue, Ballinteer
Dublin 16**



Two Bedroom First Floor Apartment
c.93sq.m. / 1,000sq.ft.



**FINNEGAN
Menton**

Location:

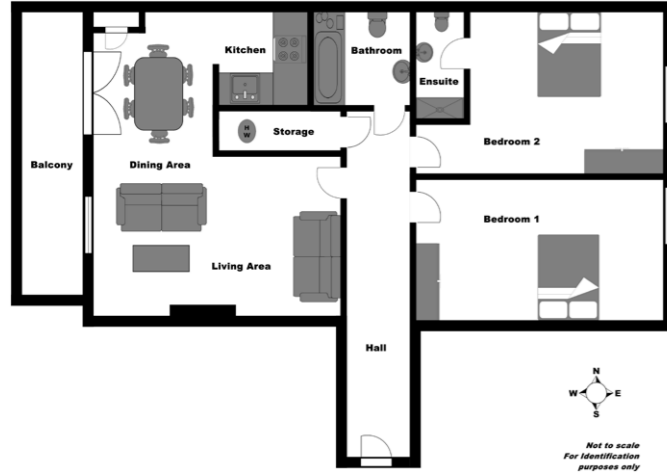
Strategically located on Ballintyre Avenue and within a short walk to Dundrum Town Centre. Ballintyre Avenue is well located between the Grange Road and Wyckham Way / Ballintyre Road.

Ballintyre is opposite the Church of St John the Evangelist and Our Lady's Girls National School.

Description:

Generous two bedroom luxury apartment in pristine condition with a large west facing balcony and designated car space.

Ballintyre is an award winning residential development, located in Ballintyre, close to Dundrum and Rathfarnham, near to Marley Park, Wesley College, Dundrum Town Centre, Nutgrove Shopping Centre, Meadowbrook Leisure and with easy access to the city centre and the M50 road network.



Features:

- First floor apartment in small block of 16 units.
- Large west facing balcony.
- Commanding views of the Dublin Mountains from living and dining area.
- Red brick exterior apartment blocks.
- High ceilings throughout c. 2.4m / 7.8ft.
- Car space 26 included.
- Built by Glenkerrin Homes 2005.
- Close to Dundrum Town Centre.
- Excellent transport links to include Dublin Bus routes 14, 16, 75, 116 & 161 and the closest Luas stop is Balally.
- Recessed lighting throughout.
- Ballintyre won Best New Development of the Year 2005.
- Balcony is 6.45m long by 1.28m wide, the balcony is tiled with an external light and covered by the apartment above, an excellent balcony for dining.

Floor Area: c.93sq.m. / 1,000sq.ft.

Entrance Hall

c.7.68m x 1.73m

Oak solid wood floor, radiator cover, recessed lighting, HKC secure watch alarm panel, Chubb lock and deadlock on front door with a peephole, smoke alarm, intercom handset, telephone point.

Living Room

c.3.69m x 5.56m

Oak solid wood floor, luxury chrome finish real fire effect electric heater, UPC TV point, room thermostat control, recessed lighting.

Dining Room

c.3.20m x 2.68m

Oak solid wood floor, balcony door with a deadlock bolt, Baxi high efficiency gas boiler is concealed in a cupboard off dining area.

Kitchen

c.3.09m x 2.05m

Modern bright cream fitted Nolan kitchen units with luxury appliances to include AEG Electrolux stainless steel oven, 4 ring chrome hob and Kuppersbusch glass and stainless steel extractor hood, AEG Electrolux built in fridge freezer, 1200 rpm built in washer dryer, AEG Electrolux slim line built in dishwasher, stainless steel sink with chrome mixer taps, complete wall and floor tiling, recessed lighting.

Bathroom Suite

c.2.17m x 2.14m

Generous bathroom with white suite comprising whb, wc, bath with chrome sanitary were fitted to include showerhead, glass bath screen, complete floor and splash back wall tiling, vanity light fitting with shaving socket, built in mirror, large towel radiator, extractor fan, recessed lighting.

Bedroom 1 (Master)

c.3.68m x 4.41m

Very large bedroom with double door built in wardrobes, smoke alarm, TV point.

Ensuite

c.2.45m x 1.19m

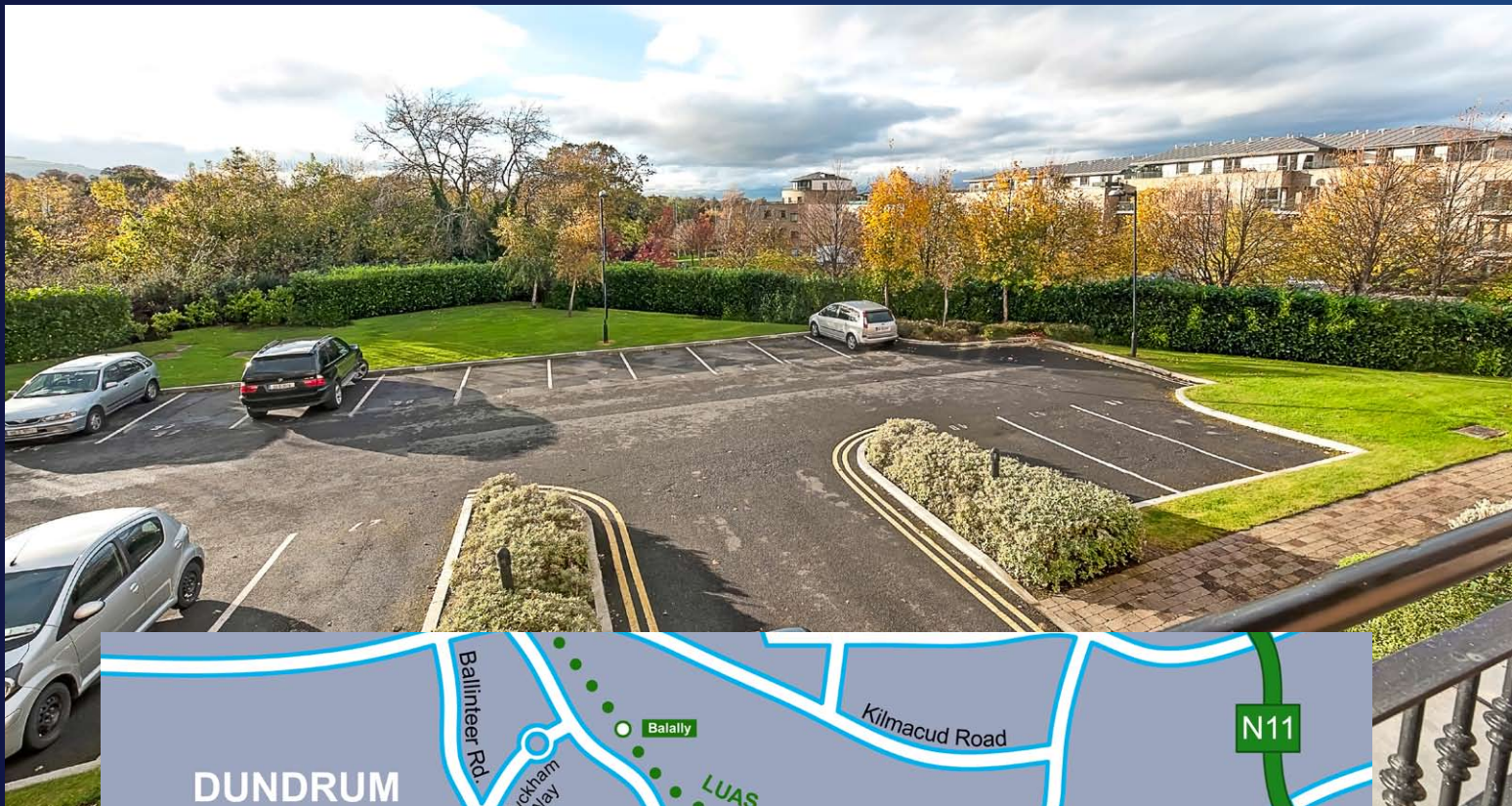
White bathroom suite comprising whb, wc, large width double shower, extract fan, floor and splash back tiling, vanity light with shaving socket, built-in mirror, radiator, large glass sliding shower door.

Bedroom 2

c.5.42m x 3.10m

Very large second bedroom equally as large as the master room, fitted wardrobes, telephone point.





Directions:

Opposite church and school on Ballinteer Avenue, near Maxol garage.

Heating:

Natural gas fired central heating.

Car Parking:

No. 26 Included.

BER:

B.E.R.: B2 122.89kWh/m²/yr
B.E.R. Number: 102693439

Price:

On Application.

Included In Sale:

The following is included in the sale - all timber floors, all fitted kitchen appliances, curtains and curtain poles, carpets, electric fire in living room, alarm system, radiator cover in hall, light fittings in dining area.

Property Management:

Management Company: Ballintyre Hall Management Limited
Management Agent: Indigo Property Management (01 293 4807)
Management Charge: €1,928 per annum

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Glenn Burrell on 01 614 7900



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