

# 73/74 ARDOYNE HOUSE

Donnybrook, Dublin 4

**FOR SALE**



BER C3



# 73 / 74 ARDOYNE HOUSE

*An exceptionally rare to market lateral apartment extending to approx. 206 sq. m / 2,217 sq. ft. on the seventh floor (with lift) of this landmark portered apartment building in the heart of Dublin 4, looking directly over Herbert Park.*

**A**rdoyne House is located off Pembroke Park, just a short walk from Donnybrook Village and neighbouring Herbert Park. Set within its own mature landscaped grounds no. 73/74 benefits from two secure garages and two parking spaces. Situated on the seventh floor the apartment can be reached via lift and offers magnificent views of the Dublin City skyline looking directly over Herbert Park on one side and across to the Dublin Mountains on the other.









# ACCOMMODATION



The well-proportioned accommodation is filled with natural light and comprises an entrance hall opening into a spacious living / dining room with feature marble fireplace and a bank of windows overlooking the park below. Adjacent is a secondary living room / study beside which is a fully fitted kitchen / breakfast room – all with incredible views.

There are four double bedrooms, two with en-suite bathrooms and one with access to an all-important balcony. A family bathroom and useful utility room complete the accommodation. No. 73/74 requires modernisation throughout yet provides an excellent opportunity for those seeking lateral accommodation to make it their own.

This is a particularly special home with far reaching views that need to be seen to be appreciated.



# ACCOMMODATION









# LOCATION

Ardoyne House enjoys an especially convenient location within walking distance of both Ballsbridge and Donnybrook Villages with their array of fashionable shops, boutiques and restaurants. A wide range of recreational facilities are nearby including Herbert Park with its 32 acres of grounds catering for an extensive range of amenities that include bowling greens, football pitches, tennis courts, weekend market and leisurely

strolls around the duck pond. Also close by are the Aviva Stadium, the RDS Showgrounds and David Lloyd Riverview to name just a few landmarks. Meanwhile St Stephen's Green and the City Centre can be reached within a 30 minute walk.

There is an excellent choice of schools and third level colleges on hand to include St. Conleth's College,

Muckross Park School, St Michael's College, UCD and Trinity College. There is an abundance of public transport in the vicinity with DART at Lansdowne Road and Dublin Bus and AirCoach on nearby Merrion Road and Morehampton Road respectively. This particular address manages to blend the most desirable residential features with superb proximity to the CBD.



## FEATURES

- Lateral apartment on 7th floor (with lift)
- Incredible views across Dublin City
- Two parking spaces and two secure garages
- Gas fired central heating
- In need of modernisation
- Day Porter





## DETAILS

**BER:** :C3 **BER NUMBER:** 101573731

**Approx. Size:** 206 sq. m. / 2,217 sq. ft.

**Viewings:** By Appointment / Virtual Viewing

## THINKING OF SELLING?

If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please get in touch with our team of experts.

## CONTACT



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# FLOOR PLANS



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such.

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