

8 ST. ANN'S

Ailesbury Road, Dublin 4

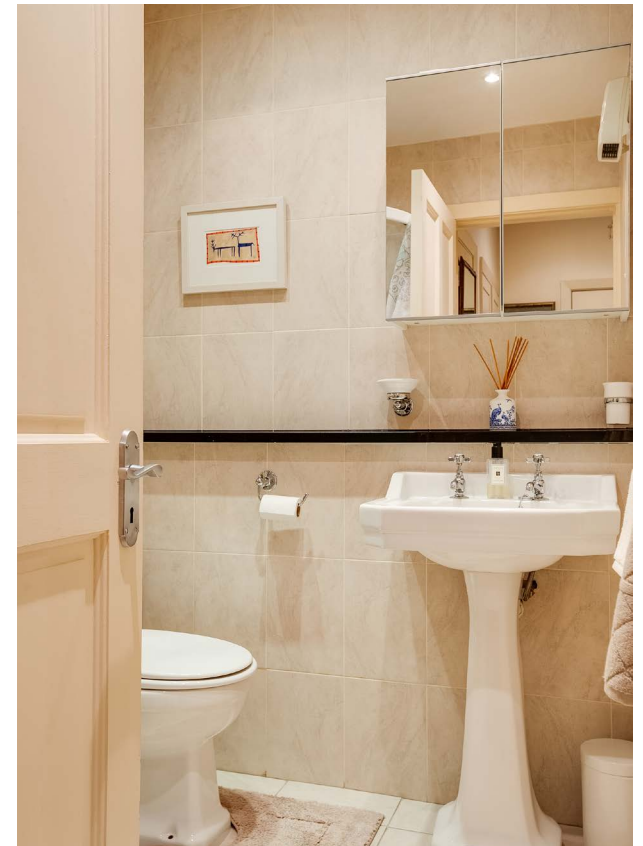
FOR SALE



BER C1

8 ST. ANN'S

A very attractive first floor apartment extending to approx. 83 sq. m. / 893 sq.ft. situated on the ever desirable Ailesbury Road.



ACCOMMODATION



No. 8 offers generous space throughout with high ceilings and lots of natural light. The accommodation comprises entrance hall with a large cloak's cupboard and another useful deep shelved storage cupboard, a guest bathroom with shower unit, WHB and WC. Off the hallway is light filled galley style kitchen, entered via a glass door. A rich dark timber floor runs from the hallway through to the kitchen, which has 'off white' shaker style wall and floor units, chrome fittings and a rosewood timber style countertop.



ACCOMMODATION



ACCOMMODATION



The kitchen is fitted with various appliances to include electric oven, hob, extractor fan, washer/dryer machine and dishwasher. A large window and high ceilings with electrical spots fill this space with volume and light. From the hallway is the living room, carpeted in a pale taupe colour, with a white limestone open fireplace. A large window runs the width of the room which draws you to the view of the large mature trees that surround this quiet, tranquil development. A spacious private terrace is accessed from the living room, with an easterly aspect and is a lovely place to enjoy a morning coffee.



ACCOMMODATION

The principal bedroom is accessed from the living room, the pale coloured carpet runs through here, it is very generous in size, with plenty of fitted wardrobes. This room benefits also from a very large window which faces out onto the terrace. A generous sized ensuite with bath, stand in shower, WHB and WC complete the accommodation in this very fine apartment.

The apartment has gas fired central heating, radiator cabinetry surrounds and doubled glazing throughout with frequent refuse collection from hall door. Boasting great potential to any incoming purchaser to put their own personal stamp on. This property would suit a new owner, downsizer or professional looking for a Pied-à-terre in Dublin.



LOCATION

The property offers peaceful seclusion, in a leafy mature, secure setting. St. Ann's enjoys a convenient location being situated on Ailesbury Road, a short stroll to Ballsbridge and Donnybrook Villages with their array of fashionable shops, boutiques, and restaurants.

A wide range of recreational facilities are nearby such

as Herbert Park with its 32 acres of grounds catering for an extensive range of amenities that include bowling greens, football pitches, tennis courts, children's playground, and leisurely strolls around the duck pond. Also close by are the Aviva Stadium, the RDS Showgrounds and David Lloyd Riverview.

There is an excellent choice of schools and third level colleges on hand to include St. Conleth's College, St Michael's College, Blackrock College, Muckcross Park, Loreto College St. Stephen's Green, UCD and Trinity College. This address manages to blend the most desirable residential features with superb proximity to the CBD.



FEATURES

- Residents & Visitors Parking
- CCTV
- Caretaker on-call
- Bike Shed
- EV Charging Station
- Intercom System



FLOOR PLANS

BER: C1 | **BER Number:** 103930111

Energy Performance Indicator:

168.02 kWh/m²/yr

Approx. Size: 83 sq. m. / 893 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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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.

These plans are for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to this important notice.



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PSRA Registration Number:
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Subject to Contract/ Contract
Denied/ Without Prejudice

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