



BER D1

Apartment 26,  
Wellington House,  
Wellington Road,  
Ballsbridge, Dublin 4

owenreilly

For Sale By Private Treaty



## Apartment 26, Wellington House, Wellington Road, Ballsbridge, Dublin 4

### DESCRIPTION

Owen Reilly is delighted to present this most attractive, ground floor, two bedroom apartment ideally located in the heart of Ballsbridge just a short stroll to Herbert Park, Baggott Street, Ballsbridge and Donnybrook Villages. Key features include a secure parking space and a electric charge point for an electric cars, upgraded bathrooms, ample storage, high ceilings, gas fired central heating and acoustic insulation. This property is perfect for a first time buyer, those seeking a base in Dublin 4 or a buyer trading down seeking to live in an established, upmarket neighbourhood with a host of amenities nearby. Wellington House is a small, well managed development with attractive commons areas.

The accommodation, in turn-key condition, briefly comprises entrance hall with hot press and built in shelving, spacious living room with south facing aspect, fully fitted kitchen with pantry, master bedroom and en-suite, second bedroom and a main bathroom. Must be viewed to be appreciated.

### LOCATION

In the heart of Dublin 4, Ballsbridge is one of Dublin's most elegant neighbourhoods and home to many embassies, prestigious residences and several iconic venues such as The RDS and the Aviva Stadium. The bustling villages of Ballsbridge,

Donnybrook and Sandymount are adjacent with their unrivalled range of cafés, restaurants, schools and shops. The neighbourhood offers a host of amenities, from Herbert Park and Sandymount Strand to several rugby clubs, tennis clubs and other sports facilities, as well as excellent public transport options with several bus routes and the DART on the doorstep.

### FEATURES

- Ample storage
- Attractive ground floor apartment with period features
- Close to Donnybrook & Ranelagh
- Secure parking space
- Gas fired central heating
- Master en-suite
- Popular mature residential area with a host of amenities on the doorstep
- Prime Dublin 4 address
- Upgraded bathrooms

**FLOOR AREA:** 85 Sq. M.

**BER:** D1

### NEGOTIATORS:

Owen Reilly & Steven Quinn



## ACCOMMODATION

### Entrance hall (5.10m x 2.61m max)

With video intercom, tiled floor and generous hot-press with shelving.

### Bedroom 2 (3.69m x 3.07m)

Double bedroom with carpet flooring.

### Hot press (1.88m x 1.65m)

Large hot press with built in shelving.

### Master bedroom (3.82m x 3.66m)

Generous bedroom with built-in wardrobes and access to master en-suite.

### En-suite (2.69m x 2.27m)

Fully tiled, double shower unit, WC & WHB.

### Living room (4.74m x 3.67m)

Bright and spacious living room with fireplace and carpet flooring. South facing aspect.

### Kitchen (4.81m x 2.62m)

Fully fitted kitchen with integrated appliances to include hob, oven, extractor hood, dishwasher and fridge/freezer. Tiled floor and recessed down lighting.

### Pantry (2.12m x 1.28)

Located off the kitchen with built in shelving.

### Bathroom (1.94m x 1.58m)

Fully tiled, bath, WC, WHB with large fitted mirror.



# owenreilly

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