



Apt 2 Burleigh Court, Burlington Road, Dublin 4, D04WD50

Beirne
& Wise



For Sale By Private Treaty

Superior furnished ground floor apartment (105sq.m/1,130sq.ft.) superbly situated in this prestigious and highly sought after development off Burlington Road. Briefly the accommodation comprises; Hall, open plan style living/kitchen/dining room, two double bedrooms (main ensuite) and a further bathroom. One secure car parking space.

Convenient to south Dublin's principal places of business and within minutes of St. Stephen's Green and Merrion Square. No 2 is just a stroll away from the Dart, LUAS and excellent local shopping at Baggot Street and Ranelagh with its fine restaurants, cafes and specialist shops. The Aviva Stadium, the Point Village, Herbert Park to mention a few are all nearby.

Special Features

- Exceptional location adjacent to city centre.
- South Westerly aspect.
- Double glazed windows.
- Gas heating
- Floor Area 105 sq. (1,130 sq. ft.) approx.
- Open plan living / dining/ kitchen. Secure allocated car parking space.
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Accommodation

RECEPTION HALL

2.74m x 1.86m

This is a spacious, inviting hall with oak flooring, coved ceiling and a glazed screen and door to the Kitchen /Dining. An inner hall leads from the hall through a feature arch with access to the hot press and other rooms.

LIVING ROOM

8.39m x 3.56m

A light and airy room of generous proportions with coved ceiling, oak flooring and a large south facing window.

KITCHEN/DINING ROOM

5.64m x 2.76m

With oak flooring and ample room to dine. The Kitchen area is fitted with an array of floor and wall mounted Shaker style units with tiled splash back and tiled flooring. There is a built-in electric ceramic hob with overhead extractor integrated oven, fridge/ freezer, washing machine and dishwasher. There is recessed down lighters.



BEDROOM 1

5.16m x 3.34m

This is a generous double room with built in wardrobe, timber style flooring with access to;

ENSUITE

Fully tiled with curved shower tray and screen complete with electric shower, chrome heater towel radiator, wc and pedestal whb.

BEDROOM 2

4.09m x 2.72m

This is another double room with contemporary built in wardrobe and timber style flooring.

BATHROOM

Contemporary bathroom with floor and wall tiling with suite comprising; close coupled wc, whb, bath overhead shower head and screen and chrome heated towel radiator

OUTSIDE

This is a gated development with beautifully maintained communal gardens with a combination of generous lawn areas with pathways with perimeter box hedging with a variety of mature trees and shrubs. There is a designated parking space.

B E R

BER No. 100561893

Output: 192.07 kWh/m2/yr.





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