



4 Cypress, Hazeldene, Anglesea Road, Ballsbridge, Dublin

Beirne
& Wise



For Sale By Private Treaty

No. 4 Cypress is an impressive and spacious (97sqm) apartment located on the first floor of this much sought after development. This pristine apartment enjoys a dual aspect with wonderful parkland views from the rear south facing balcony together with views over the Merrion cricket grounds to the front aspect.

On entering the apartment there is a spacious hallway with good storage, floor to ceiling glass doors open into the bright and spacious living/dining room, the cotemporary kitchen/breakfast room has been cleverly designed with a glass block wall giving lots of light. There are two double bedrooms with the main ensuite and a further shower room. The smart interior is very well presented and finished with oak flooring throughout. Outside, there is a designated car parking space and ample visitor car parking.

Cypress is located in Hazeldene, an exclusive development of just 33 apartments set on mature landscaped grounds just off Anglesea Road in the heart of Dublin 4. This superb location is close to the RDS, Aviva stadium, Elm Park Golf Club, Herbert Park, Merrion Shopping Centre and St Vincent's University hospital. Hazeldene is within walking distance of Ballsbridge, Donnybrook and Sandymount villages which encompass a host of popular trendy restaurants eateries and shops. Hazeldene is extremely well serviced by public transport links to include Sandymount Dart station and various bus routes which provide easy access to the City Centre and surrounding areas.

Special Features

- Spacious 97sq.m First Floor Apartment
- Private gated development with onsite caretaker
- Dual aspect with open views
- Designated parking
- Two double bedrooms
- Two bathrooms
- Contemporary kitchen/breakfast room
- Gas heating system
- Lift
- Superb central location

Accommodation

HALL

Spacious hallway with cloaks press. Video intercom, hot press and floor to ceiling glass doors open to:

LIVING/DINING ROOM

LIVING AREA

4.35m x 5.76m

Large bright reception room with oak flooring. Open fireplace. Sliding patio door to the sunny south facing balcony.

BALCONY

4.40m x 2.88m

Private south facing balcony enjoying wonderful views over mature gardens.

DINING AREA

2.35m x 3.20m

Oak floor. Door to:



KITCHEN/BREAKFAST ROOM

2.35m (max) x 6.25m

The bright kitchen is fitted with contemporary wall and floor cupboards with marble work-tops. Stainless steel sink unit with mixer tap. Integrated appliances include a dishwasher, fridge freezer and washer/dryer. Oven, hob and extractor fan. Window to the rear aspect and feature glass block wall. Gas boiler serving the heating system.

BEDROOM 1

3m x 6.20m

Generous double bedroom with a range of built in wardrobes. Window to the front aspect overlooking the Merrion cricket grounds.

ENSUITE

Stylish bathroom with wall and floor tiling to include two mirrors. Pedestal wash hand basin, W.C. and bath with hand held shower attachment.

BEDROOM 2

2.42m x 4.70m

Double bedroom. Window to the front aspect overlooking the Merrion cricket grounds.

SHOWER ROOM

Complete with W.C., wash hand basin and a step-in shower cubicle with stylish fittings and tiling throughout.

OUTSIDE

Residents of the is exclusive development can enjoy the beautifully maintained gardens There is one designated car parking space and visitor car parking. Electric car charger points.

SERVICE CHARGE

€7,556 per annum. (includes €2,500 contribution to the sinking fund)

Managing agents: ODREM property management

B E R

Ber No. 117230326

Output. 171.3 kWh/m²/yr





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& Wise

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