



Apt. 1 The Moorings, St. Mary's Rd, Ballsbridge,  
Dublin D04DT61

Beirne  
& Wise



## For Sale By Private Treaty



No. 1 The Moorings is a spacious, bright, two-bedroom, ground floor apartment (57sq.m) set in this small complex on St. Mary's Road, Ballsbridge. The living/dining room is flooded with natural light from the large floor to ceiling window, and there is access to the compact kitchen. There are two double bedrooms, and a recently renovated shower room. There are communal gardens, and there is secure resident's car parking for one car located within the development.

The Moorings is small, gated development situated on tree-lined St. Mary's Road. There are an excellent array of shops, boutiques, restaurants, and gastro pubs within a few minutes stroll of the complex. For sports and recreation Herbert Park, the Aviva Stadium and the RDS are again within a leisurely walk. Trinity College can be reached in 20 minutes on foot and UCD within 20 minutes on public transport. The airport is a 20-minute drive via the port tunnel.

### Special Features

- Prime Location in highly sought after Ballsbridge
- Resident's parking space
- Walking distance of City Centre
- Quiet development set behind security gates
- Bicycle Racks
- Close to cafes, chops, universities, and sport's amenities

### Accommodation

#### LIVING/DINING ROOM

4.47m x 4.13m

A large, light filled room with laminate flooring and a large floor to ceiling window. There is a living area and ample room for dining. Access to...

#### KITCHEN

2.72m x 1.56m

With tiled floor, a comprehensive range of grey wall and floor cabinets with tiled splash back and granite counter tops. There is an integrated oven, hob and extractor fan, dishwasher, and a fridge/freezer.

#### INNER HALL

With laminate floor, access to the utility cupboard, this houses the washer/dryer and provides storage space.





### BEDROOM ONE

3.67m x 4.15m

This is a generous double bedroom with a large picture window, laminate floor and built in wardrobes

### BEDROOM TWO

2.88m x 2.74m

A second double bedroom with laminate floor and built in wardrobes

### SHOWER ROOM

Recently refurbished, with sleek tiled floor and walls in distinct colour tones. There is a w.h.b. set in a vanity cabinet with mirror overhead, w.c., wall mounted chrome towel rail, and a walk-in tiled shower unit with chrome fittings and curved screen doors.

### OUTSIDE

Bounded by granite walls, access is via both a pedestrian gate, and vehicular electronic gates. There is resident's car parking located behind electronic gates. Bike racks and communal bins.

### MANAGEMENT COMPANY

Janus Estates

### SERVICE CHARGE

€2,300 per annum. Subject to review

### BER

BER No. 101254191

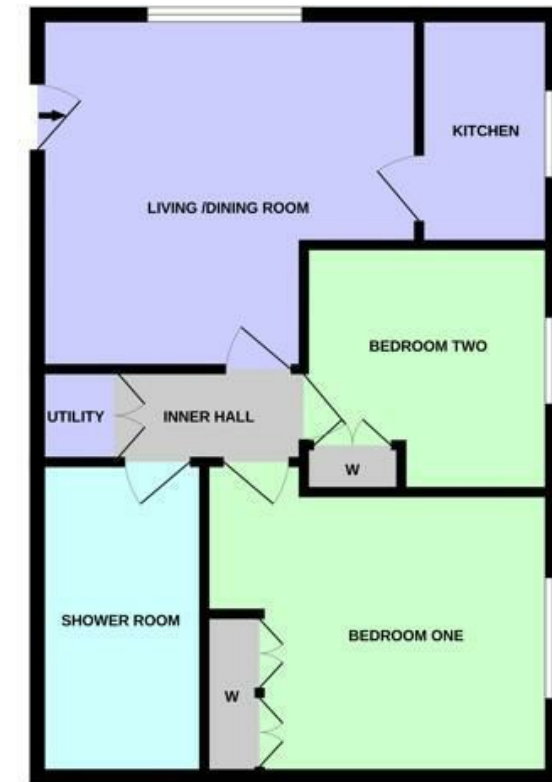
Output. 392.08 kWh/m<sup>2</sup>/y







GROUND FLOOR



Beirne  
& Wise

Fields Corner, Upper Churchtown Road,  
Churchtown, Dublin 14,  
t: 01 296 2444  
e: [info@beirnewise.ie](mailto:info@beirnewise.ie)  
[www.beirnewise.ie](http://www.beirnewise.ie)

PSRA Licence No. 001293. These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.