



31 Burlington Gardens

Burlington Road, Ballsbridge, Dublin 4

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INTERNATIONAL REALTY



31 Burlington Gardens, Burlington Road, Ballsbridge, Dublin 4

Features

- Delightful two-bedroom apartment in this highly sought after location
- Well-proportioned accommodation extending to approx. 89.3 sqm (961 sqft)
- South-west facing balcony with leafy outlook
- Located within a secure, well-maintained development
- Car parking available behind secure electronic barrier
- Short walk to Charlemont Luas and bus routes
- Close to Grand Canal, shops, cafés and local amenities
- Gas fired central heating
- Fitted carpets, curtains and appliances included in the sale
- Management fee of approx. €2,785 pa.

Located in the well-established and much sought after Burlington Gardens development, this two-bedroom apartment offers generous living space in a quiet and convenient setting. Set within a mature residential complex, the apartment benefits from landscaped communal areas and secure surroundings. This is an excellent opportunity for buyers looking to put their own stamp on a property in a sought-after Dublin 4 location.

The property offers a practical layout with well-laid out spacious accommodation. Upon entering there is a large and welcoming entrance hall with storage and glazed door through to the living/dining room, which benefits from a south-west facing glazed doors out to the balcony, flooding the room with natural light. From this, there is a generous kitchen which leads back into the entrance hallway. There are two double bedrooms, the main with en-suite, and a family bathroom. One of the standout features is the private south-west facing balcony, which overlooks mature trees, offering a pleasant and peaceful outdoor retreat.

Situated close to the Grand Canal, the property enjoys easy access to the city centre and surrounding areas. Charlemont Luas stop and several bus routes are nearby, providing excellent transport links. The area is well-served with amenities including shops, cafés, restaurants, gyms, and green spaces, making it a convenient base for both work and leisure.



Accommodation

Entrance Hall: 2.6m x 4m with intercom to the front door, storage cupboard with hot water cylinder, electricity meter and shelving

Living/Dining Room : 4.2m x 6.3m (max. measurement) with feature fireplace with sandstone hearth, and a glazed sliding door to the south-west facing balcony.

Balcony: 2.3m x 1.6m south-west facing

Kitchen /Breakfast Room: 3m x 3.45m with tiled floors, tiled splashback, range of built in wall and floor presses and drawers, single bowl stainless steel sink, plumbing for washing machine and for a dishwasher, Glowworm Energy 18S Gas boiler, Beko electric double oven with four ring hob on top and space for a tall freestanding fridge/freezer.

Bedroom 1: 3.1m x 5m with built in wardrobes and door through to

En-Suite: with tiled walls, step in shower, WHB and WC.

Bedroom 2: 2.65m x 4m with built in wardrobes.

Family Bathroom: With tiled floors, part-tiled walls, bath with overhead shower unit, WC, WHB with mirrored unit over.

BER Information

BER: C1

BER Number: 118478452

EPI: 171.11 kWh/m²/yr

Eircode

D04 PX60



OFFICES

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511
E: ranelagh@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road,
Dalkey, Co. Dublin,
A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

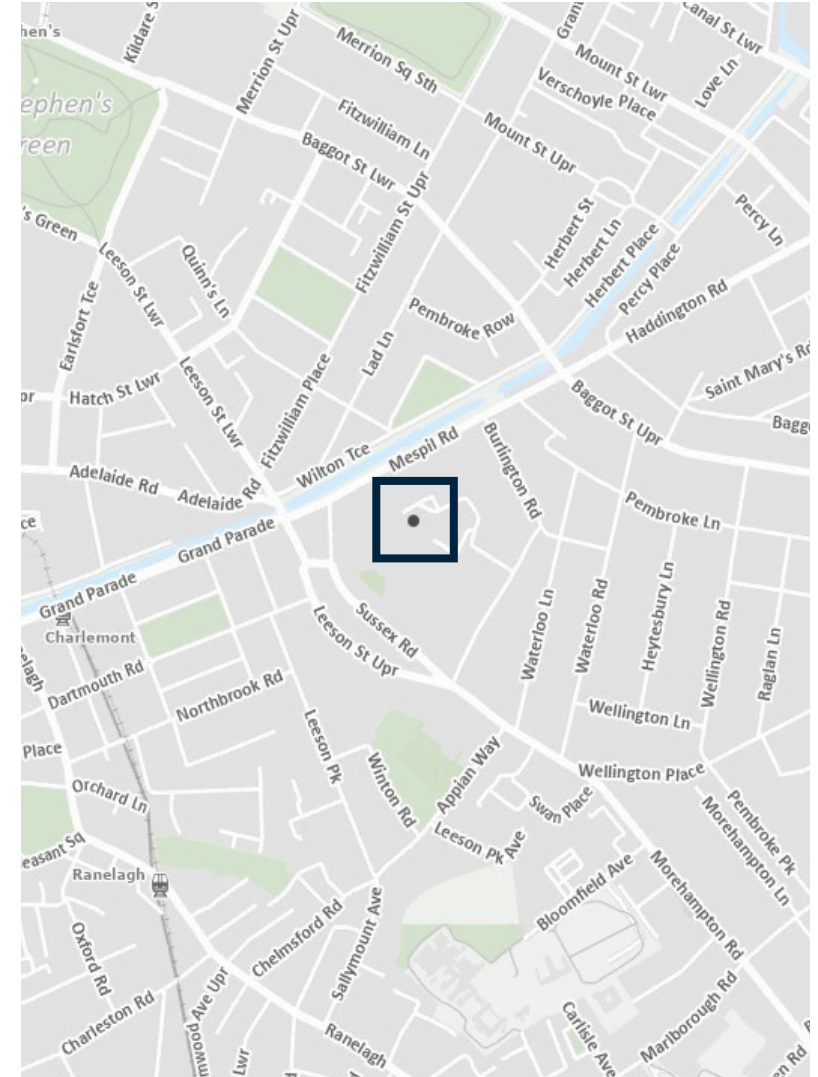
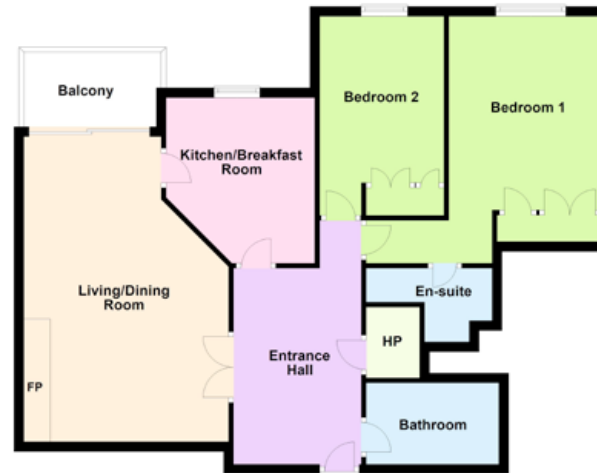
St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42.
T: 01 638 2700

55 South Mall,
Cork, T12 RR44.
T: 021 427 8500



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FLOOR PLAN Not to scale - for identification purpose only.



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