



18 Airfield Court, Airfield Park, Donnybrook,
Dublin 4. D04 E0F5

Beirne
& Wise



For Sale By Private Treaty

This is a unique opportunity to acquire a very smart ground floor self-contained apartment (73sqm/785sq.ft) with its own door entrance and private ownership of a large 23m/75 ft south west facing rear garden together with a good size front garden.

The bright light filled accommodation comprises entrance hall, a well proportioned living/dining room, kitchen, 2 double bedrooms and a bathroom.

There is a car parking space located under a covered carport adjacent to the property.

This is a great location in a quiet cul-de-sac just off the Stillorgan Road. This location is within walking distance of Donnybrook Village and is also very convenient to both Ballsbridge and Ranelagh. The area is very well-serviced with a choice of bus routes along the QBC to the city centre. UCD and RTE are also in the immediate vicinity.

Special Features

- Well Presented Ground Floor Apartment
- Off Street Car Parking
- Mature Tree Lined Cul-De- Sac
- 2 Double Bedrooms
- Adjacent UCD & RTE
- Own Front Door
- Large & Private South West Facing Garden
- Gas Fired Central Heating
- Close to Donnybrook & Ballsbridge
- Suit Owner Occupier or Investor

Accommodation

HALL

A covered porch opens to the entrance hall. With wooden floors and a hot press cupboard.

LIVING/DINING ROOM

3.60m x 4.50m

Well proportioned room with a large picture window overlooking the front garden. Tiled fireplace.

KITCHEN

3.80m x 3.87m

Fitted with wall and floor cupboards with an electric cooker and overhead extractor fan. Plumbed for a washing machine. Door to rear garden.

BEDROOM 1

4.50m x 3.25m

Large double bedroom with wall to wall built in wardrobes.



BEDROOM 2

3.60m x 3.10m

Double bedroom overlooking the rear garden.

BATHROOM

Complete with a bath with an electric shower, wash hand basin and W.C. Wall mounted heated towel rail. Beautifully tiled.

OUTSIDE

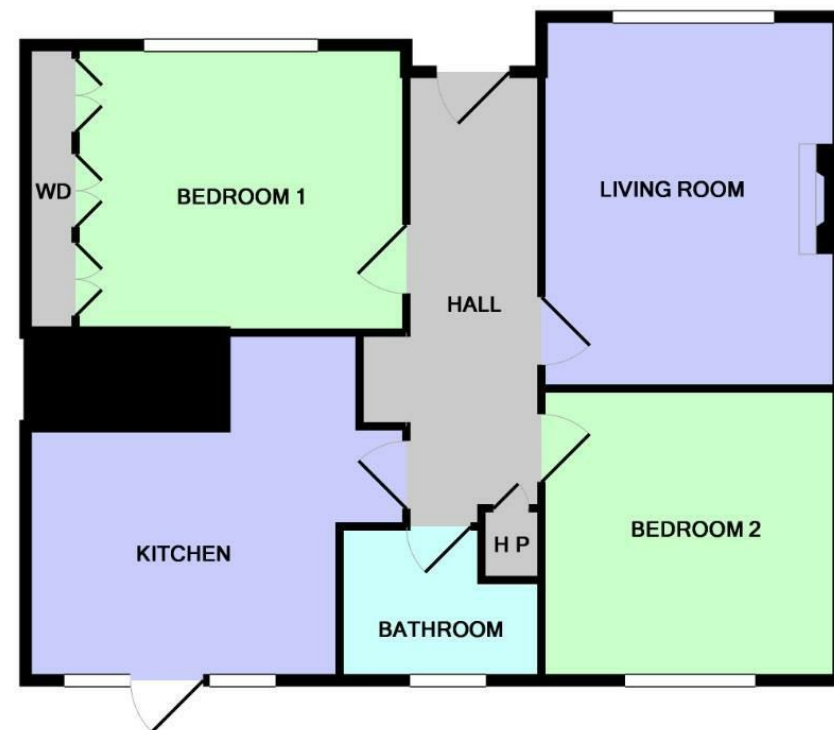
To the front of the property there is a well maintained garden with a path to the front door. There is a shared driveway to the side which leads to a designated car port. A private pedestrian gate opens to the rear garden. The rear garden enjoys a wonderful south west facing orientation and extends to a very generous 23 m in length. The rear garden is laid mainly in lawn with mature perimeter hedging and has a small storage shed.

B E R

Ber No. 111520177

Out put. 303.39 kWh/m²/yr





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