



## 3 THE SQUARE, BEGGARS BUSH

BALLSBRIDGE, DUBLIN 4

savills

## FOR SALE BY PRIVATE TREATY

NO. 3, THE SQUARE, BEGGARS BUSH,  
BALLSBRIDGE, DUBLIN 4

### Special Features:

- ◆ Ground floor 2 bed dual aspect apartment ◆ Approx. 61 sq m / 664 sq ft ◆ Secure designated parking ◆ Communal gardens
- ◆ Superb location in Dublin 4

Savills is delighted to offer No. 3 The Square, Beggars Bush to the market. This is a wonderful opportunity to purchase a superb 2 bedroom ground floor apartment in a historical Georgian Square and ideally located in the extremely convenient location of Ballsbridge.

The Beggars Bush Barracks dates from the 1820s and was sympathetically redeveloped in the 1990s. Today it comprises a combination of luxurious apartments within the original Georgian square houses together with Government Offices and to the rear, purpose build apartments.

No. 3, is an end-of-terrace, dual aspect apartment which is quietly tucked away in the West side corner of the square. Morning sun floods the main living room, while the bedrooms and private communal gardens to the rear benefit from the afternoon and evening sun.

The apartment, which extends to approx. 61 sq m / 664 sq ft, is in excellent condition and extremely well-presented by the current owner. The living room is most elegantly proportioned with high ceilings of approx. 3 m / 11 ft and natural light floods through the tall recessed timber sash windows. Other period features include corniced ceilings and centre rose and wood panelled doors with architrave surrounds. There is ample sitting space centred around the decorative open fireplace together with room for a good-sized dining table. The separate kitchen has plenty of storage cupboards and features a built-in wine rack. Both the kitchen and the bathroom benefit from new travertine tiles and other upgrade works include newly installed ATC Lifestyle electric radiators and a new decorative wood chimney piece. Quietly to the rear of the apartment are the two double bedrooms, also bright due to the tall windows and overlook the gated communal garden.

The current owner has made much use of the communal gardens to the rear of the apartment. The large lawned area which is interspersed with mature trees is only accessible to the surrounding residence.

No. 3 The Square is located in the heart of Ballsbridge, one of Dublin's most desirable areas. A great selection of amenities are just a short stroll away including: the RDS, Herbert Park, the Aviva Stadium and the numerous local hotels and restaurants. Grafton Street, St. Stephen's Green and many of Dublin's main areas of commerce and education are within easy reach. The property is also a short stroll from Grand Canal Dock DART Station. The immediate area has become extremely popular with the opening of trendy restaurants, food stores and coffee shops.



Google, Facebook and many of the large solicitor's firms have their headquarters on Barrow Street and the Bord Gais Energy Theatre is also a short stroll away.

### Accommodation

**Entrance Hall:** With semi-solid floors, corniced ceiling, recessed ceiling spot lights, intercom, large storage closet and hot press which is plumbed for washing machine

**Kitchen:** With tiled floors, tiled splash back, units at counter and eye level, built-in wine rack, "bellini" oven, integrated "Schott Ceran" hob, extractor fan, integrated dishwasher, stainless steel sink, serving hatch to living room and entrance to attic space

**Living Room:** Bright and airy room with carpeted floors, corniced ceiling and centre rose, tall recessed timber sash windows with deep window sills, solid fuel fireplace with decorative wood chimney piece

**Bedroom 1:** Double room with carpeted floor, built-in wardrobes and window overlooking communal garden. Currently used as a study

**Bedroom 2:** Double room with carpeted floor, 2 x double built-in wardrobes and window overlooking communal garden

**Bathroom:** Complete with tiled floor, tiled walls, bath with shower and folding glass door, wash hand basin, WC, built-in storage unit.

### Management Company

O'Dwyer Property Management (01) 660 3822

### Service Charge

Approx. €1,900 per annum (subject to change)

Beggars Bush is a well-managed development with stipulations in place to ensure the enjoyment by the residence. Airbnb is prohibited and there are restricted access hours to commercial vehicles.

### Services

- ◆ Electric heating (ATC Lifestyle Radiators)
- ◆ Mains sewage and water
- ◆ Intercom

### BER Details

BER Exempt

### Fixtures and Fittings

All removable fixtures, fittings and furniture are excluded from the sale.

### Viewing

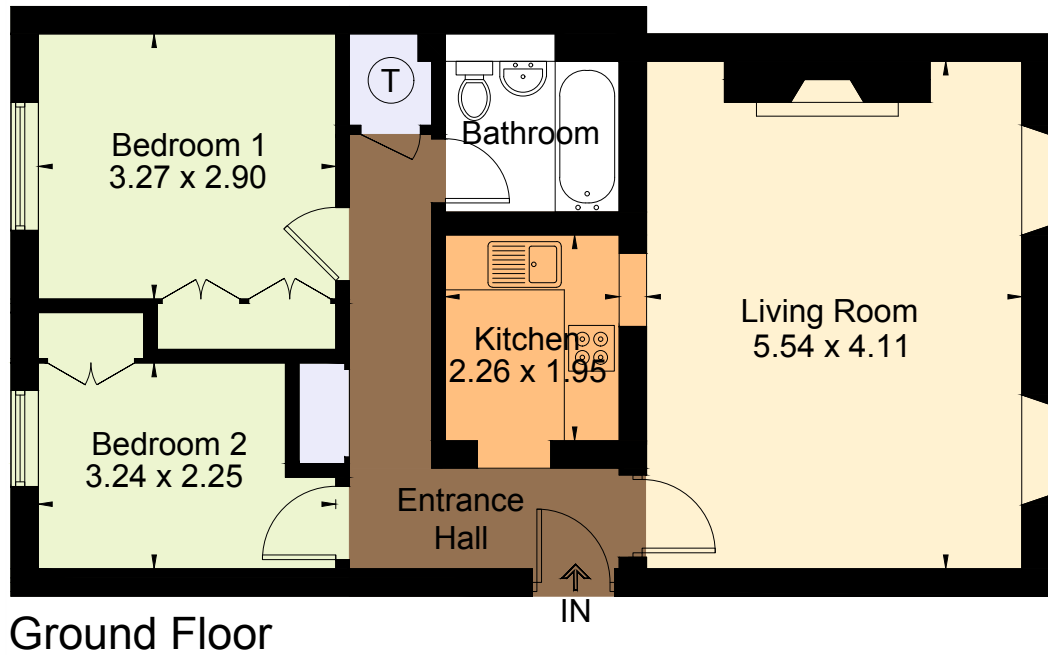
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## FLOOR PLAN

For identification only. Not to scale.  
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## SAVILLS CENTRAL

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