

APT 112 BLOOMFIELD PARK

Bloomfield Avenue, Donnybrook, Dublin 4

FOR SALE



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Designed by O'Mahony Pike Architects and built by Jackson Homes c2006. No 112 is an exceptional 4th floor (with lift) apartment that enjoys wonderful southerly views over the landscaped communal gardens. The light filled apartment is approx. 81 sq .m. / 871 sq. ft. and combines exceptional design with high quality fixtures and fittings while including a secure underground parking space and an on-site caretaker.







ACCOMODATION

The well laid accommodation is presented in excellent decorative order throughout. Upon entering the apartment, you are greeted by a spacious entrance hallway with tiled flooring and intercom. The property benefits from a separate storage cupboard and a generous sized laundry room. Off the hallway is the open plan kitchen, that features integrated appliances, granite worktops and ample high-gloss cream kitchen units and storage space. The adjacent living and dining area is perfect for both relaxation and entertaining with floor to ceiling windows that allow plenty of natural light and provide access to the south-facing balcony which overlooks the communal landscaped gardens below. The balcony benefits from timber decking and has plenty of space for a table and chairs, making it ideal for al fresco dining.

There are two double bedrooms, both with built in wardrobes. The main bedroom benefits from a fully tiled en-suite shower room. Like the living/dining area, both bedrooms are flooded with natural light with floor to ceiling windows and wonderful views toward the Aviva Stadium. A well-appointed family bathroom completes the accommodation.



LOCATION • FEATURES

Bloomfield Park is ideally located just off Morehampton Road, within walking distance of both Donnybrook and Ballsbridge Villages. These villages boast a variety of fashionable shops, boutiques, and restaurants. Residents can enjoy numerous recreational facilities in the vicinity, such as Herbert Park, which offers 32 acres of grounds with amenities like bowling greens, football pitches, tennis courts, a children's playground, and serene strolls around the duck pond.

Nearby landmarks include the Aviva Stadium, the RDS Showgrounds, and David Lloyd Riverview, providing ample

opportunities for sports and entertainment. The area is well-served by an excellent selection of schools and higher education institutions, including St. Conleth's College, St. Michael's College, Blackrock College, Muckross Park, Loreto College St. Stephen's Green, University College Dublin (UCD), and Trinity College. This address benefits from the convenience of direct access to the Aircoach service to Dublin Airport and the Dublin Bus routes. Bloomfield Park offers residents a chance to partake in some of the city's most vibrant sporting and entertainment events while maintaining a secluded and exclusive residential atmosphere.

LOCATION MAP

Click below to view the location map for Apt 112 Bloomfield Park



VIDEO

Click link below to view virtual tour



SIZE

81 sq. m / 871 sq. ft. Approx.

BER

BER: B3

BER No: 107413882

Energy Performance Indicator: 148.67 kWh/m²/yr

FEATURES

- GFCH
- 4th Floor Apartment
- Dual Aspect
- 1 Designated Car Space
- Private and Secure Gated Development
- On-site Caretaker



FLOOR PLANS

VIEWING

By appointment with Knight Frank.

CONTACT



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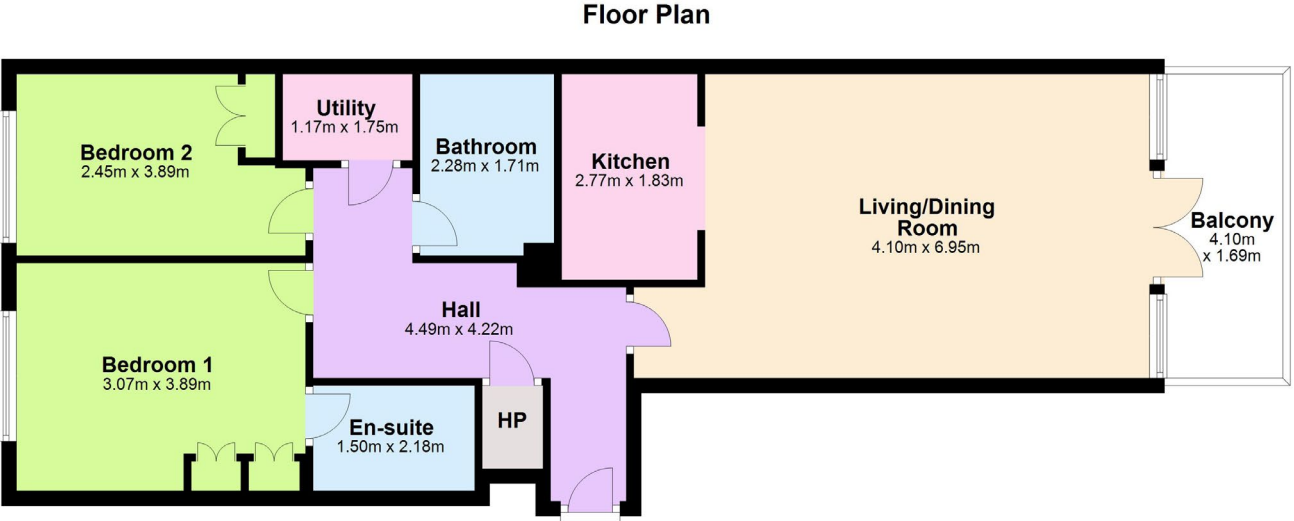


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Not to scale, floorplans are for identification purposes only and measurements are approximate.



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