



29 Hazelbrook

Upper Kilmacud Road, Dundrum, Dublin 14

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INTERNATIONAL REALTY



A rare opportunity for the discerning purchaser to acquire a magnificent and exceptionally spacious penthouse apartment superbly situated in this highly regarded gated development of Hazelbrook. Hazelbrook was designed by RKD architects and built by Lomac Developments circa 2006, No. 29 boasts spacious well designed living space with high-quality finishes throughout and is further enhanced with spectacular views over the Dublin mountains.

The accommodation briefly comprises of a welcoming entrance hall, with store cupboard and utility room, family bathroom, large open plan living/ dining room with a feature fireplace and floor to ceiling picture windows and access onto a large balcony with stunning views over the Dublin mountains, large kitchen with all modern fittings, three good sized double bedrooms, main with ensuite and built in wardrobes.

The property enjoys a premier setting just off Upper Kilmacud Road within minutes' walks from local schools, shops and a host of local amenities including restaurants, coffee shops, boutiques and eateries at nearby Stillorgan and Dundrum Villages. The transport links are second to none with the Luas being minutes' walk away and numerous bus routes. An array of schools and colleges are all within easy reach including St. Benildus College, St Raphaela's Primary & Secondary Schools, Mount Anville Primary & Secondary Schools, Dominican College Sion Hill, St. Andrew's College, Oatlands Primary & Secondary School and Michael Smurfit Graduate Business School at UCD. The property also benefits from a ten minute drive from one of the finest shopping centres in Europe at Dundrum.

29 Hazelbrook, Upper Kilmacud Road, Dundrum, Dublin 14

Features

- Well-proportioned accommodation extending to approximately 113 sqm (1,216 sqft)
- Stunning views over the Dublin Mountains
- 2 designated car parking spaces
- Gas Fired Central Heating
- Excellent location
- Large balcony



Accommodation

Hallway 7.90m x 1.30m (25'11" x 4'3") with semi solid wood flooring, Velux rooflight, and recessed lights.

Living/Kitchen 10.50m x 4.30m (34'5" x 14'1") open plan with semi solid wood flooring, recessed lighting, gas fire inset, wall to floor picture windows with door out onto balcony. The kitchen has tiled floors, extensive range of wall and floor units, stainless steel dual sink, Miele extractor fan, Miele four ring electric hob, integrated Miele dishwasher, integrated Miele fridge/freezer, Miele espresso coffee machine, Miele dual oven, recessed lighting, intercom.

Utility Room 2.10m x 1.30m (6'11" x 4'3") plumbed for washing machine, recessed lighting.

Landing with large hot press which houses the gas boiler and hot water tank.

Family Bathroom 2.40m x 1.80m (7'10" x 5'11") with tiled floor and walls, recessed lighting, sound system, wash hand basin, wc, shaving socket, wall mounted mirror, bath with shower insert, underfloor heating, and heated towel rail.

Bedroom 1 2.90m x 3.70m (9'6" x 12'2") wall to floor ceiling with door out onto balcony, built in wardrobes, Mitsubishi electric aircon system, recessed lighting, speaker system.

Main Bedroom 5.80m x 3.40m (19' x 11'2") with door out onto balcony, floor to ceiling picture window, built in wardrobes, recessed lighting, speaker system.

En suite 1.50m x 2.50m (4'11" x 8'2") With tiled floor and walls, wash hand basin, wc, electric shaver socket, wall mounted mirror, recessed lighting, speaker system, step in shower, heated towel rail.

Bedroom 3 4.20m x 2.90m (13'9" x 9'6") With floor to ceiling picture window with door out onto the balcony, built in wardrobes, aircon system, recessed lighting, speaker system.

Balcony 11.20m x 3.30m (36'9" x 10'10") With spectacular views over the Dublin mountains, west facing capturing the evening sun.

BER Information

BER: B3.

BER No: 100736651

EPI: 126.08 kWh/m²/yr.

Eircode

D14 N971



FLOOR PLANS Not to scale - for identification purpose only.

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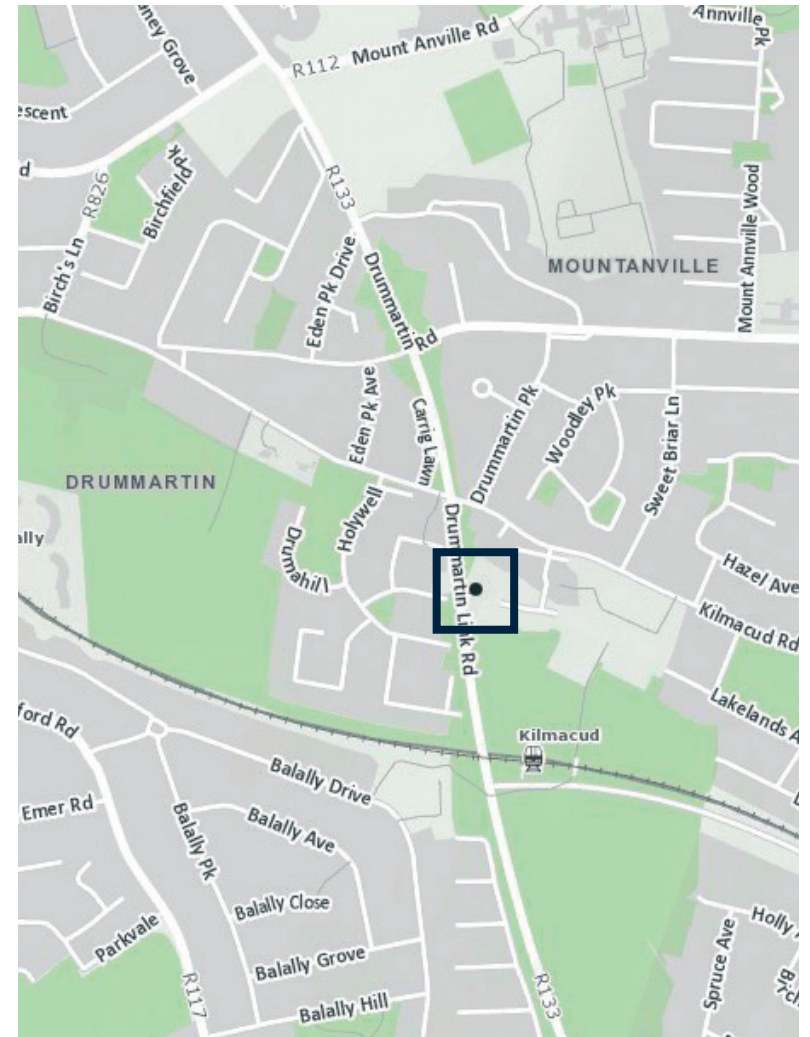
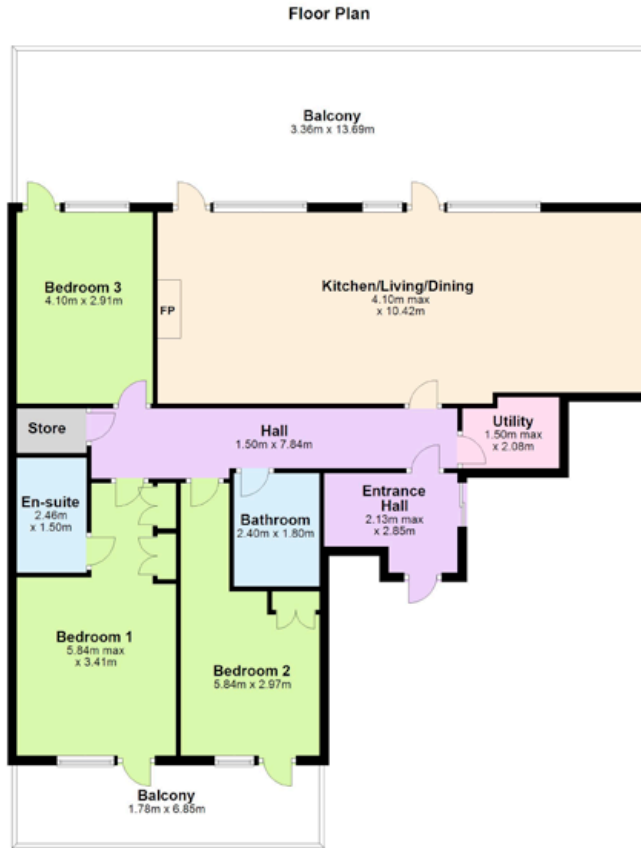
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