

4 WILLOW MEWS

SANDYMOUNT • DUBLIN 4



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A beautifully presented three double bedroom mid-terrace townhouse in this exclusive gated development of just 12 homes in very well-maintained surroundings within a short walk from Sandymount Beach and Sydney Parade DART.

Accommodation

Quietly situated amongst manicured grounds with residents parking a pathway leads to the front door of no. 4 which opens to an entrance hall and then through to the spacious reception room with solid fuel burning stove, high quality timber laminate floors and fitted bookshelves. Glazed double doors open into the fully fitted kitchen with high gloss units through to the wonderful dining area with doors onto the paved patio with shed and covered seating area, ideal for warm weather dining.

There are two double bedrooms (one en-suite) on the first floor both with fitted wardrobes and a family bathroom. There is a further double bedroom en-suite at second floor level with a walk-in wardrobe. 4 Willow Mews is extremely well presented throughout and extends to approximately 102 sq. m. / 1,103 sq. ft. of bright and well-proportioned accommodation.

Features include gas fired central heating, double glazed windows, extensive communal gardens to the front and off street parking behind electric gates.





Location

Willow Mews benefits from an abundance of local amenities on the doorstep with Sandymount beach across the road and the village of Sandymount a short walk away offering a wide variety of boutiques, restaurants, cafes, delicatessens, shops and supermarkets. The large Tesco and Merrion Shopping Centre are all within close proximity as is St Vincent's Hospital.

Many of Dublin's premier secondary and primary schools including St. Michael's College, Blackrock College, St. Andrew's, Muckross Park College, St. Conleth's College and Star of the Sea National School are nearby.

Strand Road is highly accessible, first class transport links include Sydney Parade DART Station and the QBC along Merrion Road.



Features:

- Three double bedrooms, three bathrooms
- Private patio garden
- Well maintained communal front gardens
- Gas fired central heating
- Double glazed windows
- Secure gated development
- Residents parking
- Owner occupied
- Close to Sandymount Beach
- Sydney Parade DART approx. 500m
- QBC on Merrion Road (no's 4 & 7)

Approximate Size: 102 sq. m. / 1,103 sq. ft.

BER: C2

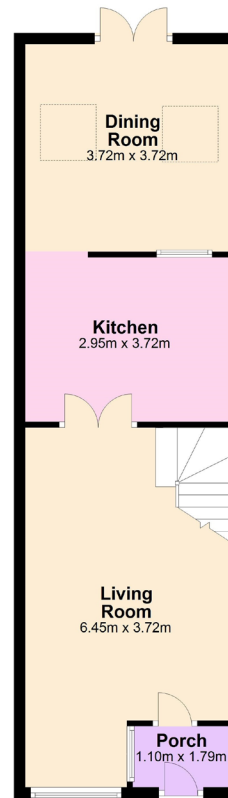
BER Number: 112631981

Energy Performance Indicator: 179.26 kWh/m²/yr

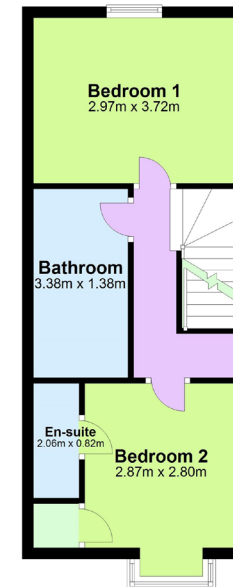
Service Charge: approx. €1,600 pa

Viewings: By Appointment

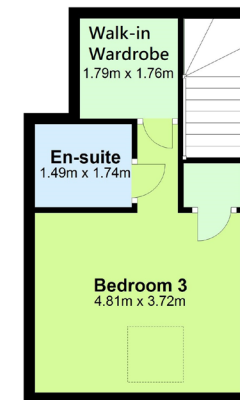
Ground Floor



First Floor



Second Floor



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of these floor-plans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such.

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