



## 9 Woodside Hall, Ticknock Hill, Sandyford, Dublin 18. D18 R9C8

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87 m<sup>2</sup> / 936 ft<sup>2</sup>



DOUGLAS NEWMAN GOOD

# DNG

# 9 Woodside Hall, Ticknock Hill, Sandyford, Dublin 18. D18 R9C8

Situated in a quiet cul de sac location DNG are delighted to present to the market this beautifully presented 2 bedroom ground floor apartment. Built by the renowned Park Developments, Woodside Hall is part of the Ticknock Hill development and is arguably the smartest development in the Sandyford area. The landscaping sets the tone with planted banks lining the entrance and extending along the sloping main avenue. Extensive lawns are for the enjoyment of all residents and are beautifully complemented by colourful beds full of colour all year round.

On entering this wonderful apartment, steps will lead you down to the bright, warm and spacious accommodation immediately making you feel at home.

Accommodation extends to approx. 87 sq m / 938 sq ft. and briefly comprises of entrance hall, two large double bedrooms, one en suite, kitchen, spacious living / dining room, utility room and a family bathroom.

No.9 has been lovingly maintained by its current owners over the years. The fit out is most impressive, with a fashionable modern kitchen combining fully integrated appliances, oven, hob, extractor dishwasher, washing machine and fridge freezer.

The bathroom and en suite comes with some wall and floor tiling, screens and heated towel rails. Heating is natural gas and a video controlled intercom controls access.

The real feature of this apartment is the patio area which extends the full length of the apartment and overlooks the landscaped communal gardens.

There is one designated parking space with this apartment and is secure by way of electronic gates and monitored by CCTV cameras. There is also easy access to the communal bin storage area and a secure bicycle compound.



## Accommodation

Entrance Hall: 6.15 x 0.90

Hot Press: 1.92 x 1.79

Bedroom 1: 4.90 x 2.50

Bedroom 2: 4.90 x 2.52

En suite: 2.19 x 1.38

Bathroom: 1.96 x 1.57

Kitchen: 3.07 x 1.80

Utility Room: 1.80 x 0.91

Living Room: 5.29 x 2.59

Dining Room: 3.81 x 3.66

*The new owner will become a member of the Owners Management Company.*

*The owner will have to pay an Annual Service charge, which may increase once warranties expire.*

*The owner may have to pay into a sinking fund to cover future major maintenance and repairs to the common areas.*

## Features

- Beautifully presented 2 bedroom apartment
- Very well maintained development
- Extensive landscaped gardens
- Wide range of services available.
- Visitor Parking
- 1 Designated car parking space
- Secure car parking area
- Private patio area
- GFCH
- Management fee approx €1,900 per annum

BER: C2 BER No.109207381

EPI: 180.81 kWh/m<sup>2</sup>/yr

**View By Appointment**

**Asking Price: €275,000**

**DNG Stillorgan**

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**Negotiator:** Louise Kennedy

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PSL 002049



For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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