



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

87 m² / 936 ft²

dng.ie

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 many 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/m²/yr

View By Appointment

Asking Price: €275,000

DNG Stillorgan

18 Lwr Kilmacud Road, Stillorgan, Co. Dublin
T: 01 283 2700 | E: stillorgan@dng.ie

Negotiator: Louise Kennedy
086 0272375

PSL 002049



For independent mortgage advice contact GMC Mortgages, call 1890 462 462 or email info@gmc.ie.

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.