

BER A2



28 Thornhill Oaks  
Mount Merrion, Co Dublin

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INTERNATIONAL REALTY



## 28 Thornhill Oaks, Mount Merrion, Co Dublin

### Features

- Luxurious modern development designed by Lawrence and Long, centred around a delightfully landscaped residence park.
- Dual aspect second floor apartment.
- West facing living room with views towards the Dublin Mountains.
- Top quality sanitaryware from Hansgrohe and Sonas.
- Impressive high-quality solid oak flooring.
- Solar panels installed on the rooftop of the building for shared reduced cost electricity.
- High-speed fiber broadband infrastructure (Virgin and Eir).
- Attractive bathrooms and ensuites with extensive porcelain wall and floor tiling.
- Contemporary Bauformat Cube range fitted kitchen custom designed by Houseworks.
- Kitchens include quartz counter worktops, full height splashbacks, and high quality integrated Smeg appliances including oven, microwave, induction, extractor fan, fridge freezer and dishwasher.
- Utility Room.
- Two balconies with all 3 bedrooms opening onto the east facing balcony.
- Secure underground designated parking for two cars with EV charger.
- Secure bicycle parking stands available at basement level.
- 10 year home bond insurance policy.
- A2 rating.
- Instantaneous hot water via air to water heat pump system.
- Secure intercom control access system to all apartments.
- Floor area approx. 126sq.m. (1,356sq.ft.).



A most impressive substantial dual aspect three bedroomed second floor apartment ideally located in this recently constructed luxurious development in one of South County Dublin's most sought-after locations.

Thornhill Oaks is an exclusive development designed by Lawrence & Long set in the grounds of Thornhill House. It is centred around delightfully landscaped residence park with feature oak tree. The elegant high quality elevations comprise stone cladding, brick work finish and aluminium framed glazing which exudes quality and style.

Apartment 28 is a dual aspect A2 rated apartment ideally positioned on the second floor enjoying a sunny westerly open aspect overlooking the delightfully landscaped grounds towards the Dublin Mountains.

The tastefully presented stylish accommodation extends to an impressive approx. 126sq.m. (1,356sq.ft.) and briefly comprises an impressive reception hall, living/dining/kitchen opening to the west facing balcony, utility room, three bedrooms (two ensuite), and bathroom.

Thornhill Oaks is positioned off Lower Trees Road and is only a 5 minute walk from the delightful Deerpark with football pitches, tennis clubs, woodland walks, and commanding views over Dublin City and beyond. Shops on The Rise on Trees Road Upper are a focal point for Mount Merrion are close at hand as is the UCD campus and the QBC on the N11 which provides ease of access to Dublin City Centre. Excellent shopping facilities in Blackrock and Stillorgan are easily accessible, as is Dundrum Town Centre.











## Accommodation

**Outer Hall:** 3.25m x 1.20m (10'8" x 3'11") with storage presses.

**Guest Bathroom:** very well appointed comprising bath with telephone shower attachment, wall hung wc, wash hand basin, chrome heated towel rail, fully tiled wall and floors, medicine cabinet.

**Main Hall:** 5.05m x 2.50m (16'7" x 8'2") impressive entrance hall.

**Living/Kitchen/Dining Room:** 4.25m x 8.60m (13'11" x 28'3")

**Kitchen:** contemporary Bauformat Cube fitted kitchen extensive range of white and timber effect presses, cupboards, drawers, quartz worktop, one bowl undercounter sink unit, Smeg appliances including four ring induction hob, steam oven/microwave, undercounter dishwasher, centre island unit with quartz worktop, presses and breakfast bar, floor to ceiling sliding doors and smaller pedestrian door leading out onto the

**Balcony:** 4.15m x 2.20m (13'7" x 7'3") attractive west facing open aspect overlooking the attractively landscaped grounds towards the Dublin Mountains. Composite deck with feature glass balustrade.

**Utility / Storeroom:** comprising worktop, one bowl stainless steel sink drainer unit, washing machine and dryer with presses above, heating system located here.

**Bedroom 1:** 5.00m x 3.00m (16'5" x 9'10") includes built in wardrobes, floor to ceiling picture window and door leading out to the

**Balcony:** 1.65m x 5.60m (5'5" x 18'4") with composite deck and feature glass balustrade.

**Ensuite:** very well appointment with a large walk in shower, wall hung wc, semi pedestal wash hand basin, vanity mirror, chrome heated towel rail, fully tiled floor and walls.

**Bedroom 3:** 2.75m x 4.05m (9' x 13'3") with door out to the balcony.

**Bedroom 2:** 3.00m x 5.40m (9'10" x 17'9") with good range of built in wardrobes. Door to

**En-suite:** with large step in tiled shower, wall hung wc, semi pedestal wash hand basin, vanity unit, chrome heated towel rail, fully tiled walls and floor, door out to the balcony.

## Management Company

Schnittger Bourne Property Services

## Annual Service Charge

€3,340

## BER Information

BER: A2. BER No: 16452426.

EPI: 27.44 kWh/m<sup>2</sup>/yr.

## Eircode

A94 C2N0





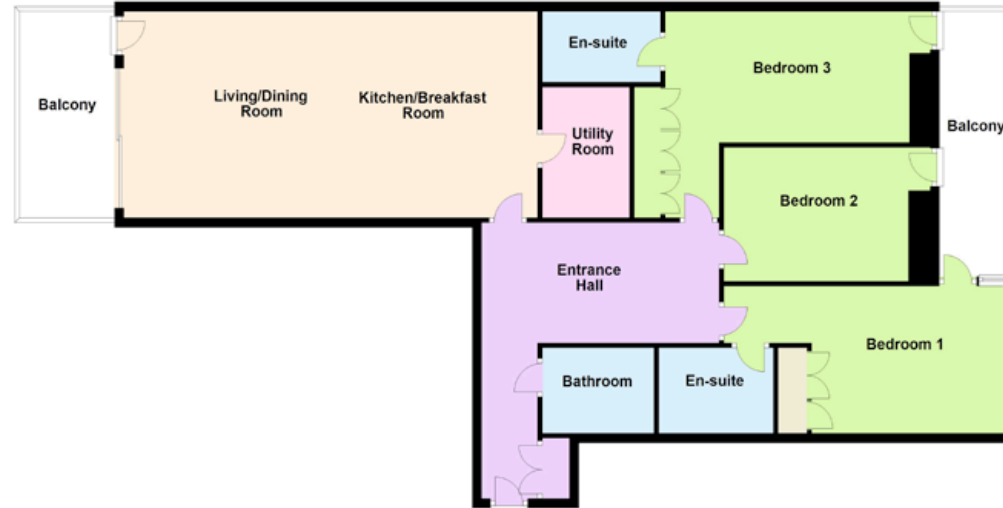
## Outside

As previously mentioned, the development is set in beautifully landscaped grounds around a residence park with feature oak tree and playground. There is additional surface and guest bicycle parking stands.





FLOOR PLAN Not to scale - for identification purpose only.



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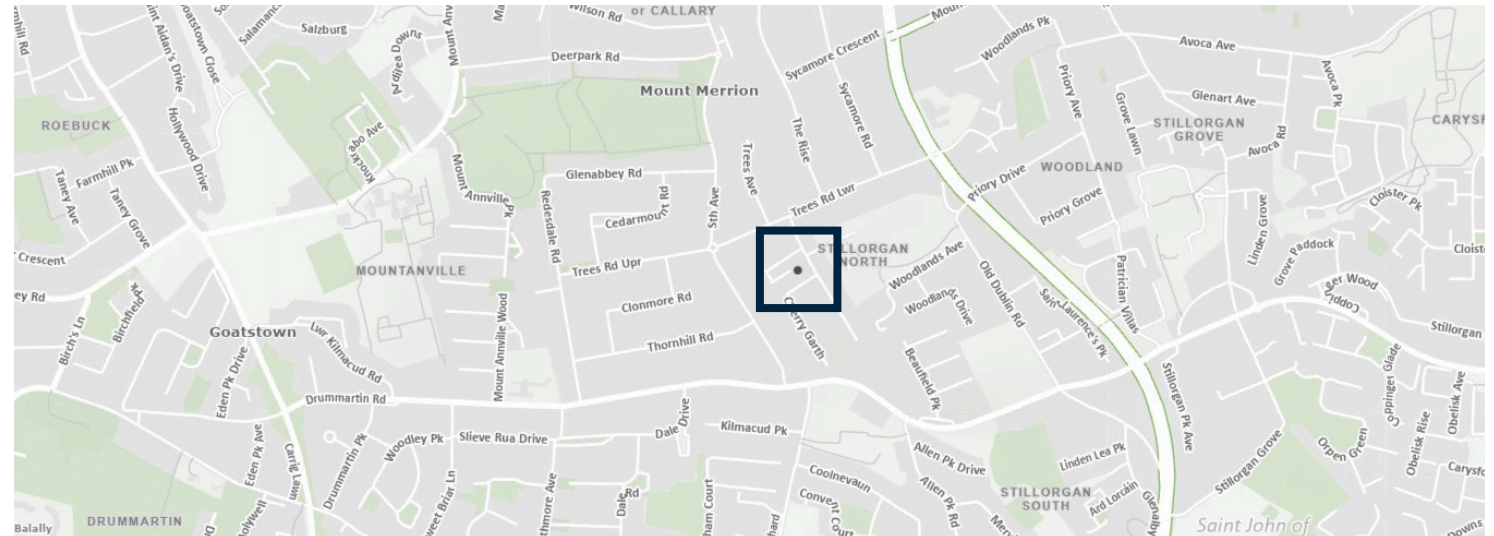
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