



7 Levmooss Hall, Levmooss Park, Leopardstown, Dublin 18





FOR SALE BY PRIVATE TREATY

A bright and spacious one bedroom apartment with a large balcony enjoying a south facing outlook within this modern upmarket development. Internally the light filled accommodation is of generous proportions and is presented in immaculate order and is finished to an exacting standard.

Levmoss Hall is part of Mimosa, at the Gallops, built by Park Developments, and is set in landscaped gardens with open green areas, mature trees and with views towards the Dublin mountains. This is an established upmarket residential location which is superbly located with neighbourhood retail and service outlets a stroll away and also the Leopardstown Valley LUAS stop.

Leopardstown Shopping Centre with Dunnes Stores is just around the corner, both villages of Sandyford and Stepside and The Retail Park in Carrickmines are easily accessible. Dundrum Town centre and the M50 are easily accessible. Sandyford business region which is home to the world's largest companies, and Stillorgan Business Parks, Cherrywood, Central Park, Beacon Hospital & Hotel, Beacon South Quarter and the Clayton Hotel are all conveniently located.

Nearby sporting & recreational amenities include Leopardstown Racecourse directly opposite, Carrickmines Lawn Tennis Club, Westwood Gym, a selection of pitch and putt and golf courses and rugby and football clubs are all within easy access.

FEATURES INCLUDE:

- Bright, spacious accommodation c. 53 Sq. M, (570 Sq. Ft)
- Walk into condition- immaculately presented, bright interior
- Fitted blinds and kitchen appliances namely oven, hob, extractor fan, fridge/freezer, microwave and dishwasher are included in the sale
- Large double bedroom with fitted wardrobes
- Bathroom with quality sanitaryware
- Underfloor gas central heating system throughout
- Large private balcony
- Audio Visual Security Intercom
- Double Glazed windows
- Separate Utility Room off kitchen
- Designated basement car parking space- additional visitors car parking spaces
- Lift from car park to all floors
- Extensive professionally landscaped areas with water feature and interesting tree lined streetscapes
- Large private balcony with open outlook over extensive green area
- Upmarket exclusive location close to the LUAS, M50, Carrickmines Retail Park and the Sandyford Business Region.

ACCOMMODATION

Reception Hallway: 3.43m x 1.06m with timber flooring, audio-visual security intercom, recessed lighting

Open Plan Living/Kitchen/Dining Room: 8.52m x 3.32m Living Area/Dining Area: with timber flooring, tv point, floor to ceiling windows with french door to private balcony

Kitchen: with an extensive range of built-in units and worktops, stainless steel sink unit, granite worktops, Bosch Oven, Bosch ceramic four ring hob, stainless steel splashback, Elica stainless steel extractor fan, microwave, Bosch fridge/freezer, tiled splashback, larder unit, ceramic tiled floor

Utility/Storage: 1.48m x 1m Bosch washer dryer, worktop, ceramic tiled floor

Main Bedroom: 3.82m x 3.4m, with carpeted flooring, built-in wardrobe, floor to ceiling window overlooking balcony, open outlook with south facing view

Bathroom: 3.25m x 1.7m with white suite comprising bath with shower over, wc with concealed cistern, vanity wash hand basin, mirror doored storage cabinets, recessed lighting, ceramic tiled walls and floor

Storage: 2.4m x 1m Large Walk-In Storage Press/ Hotpress

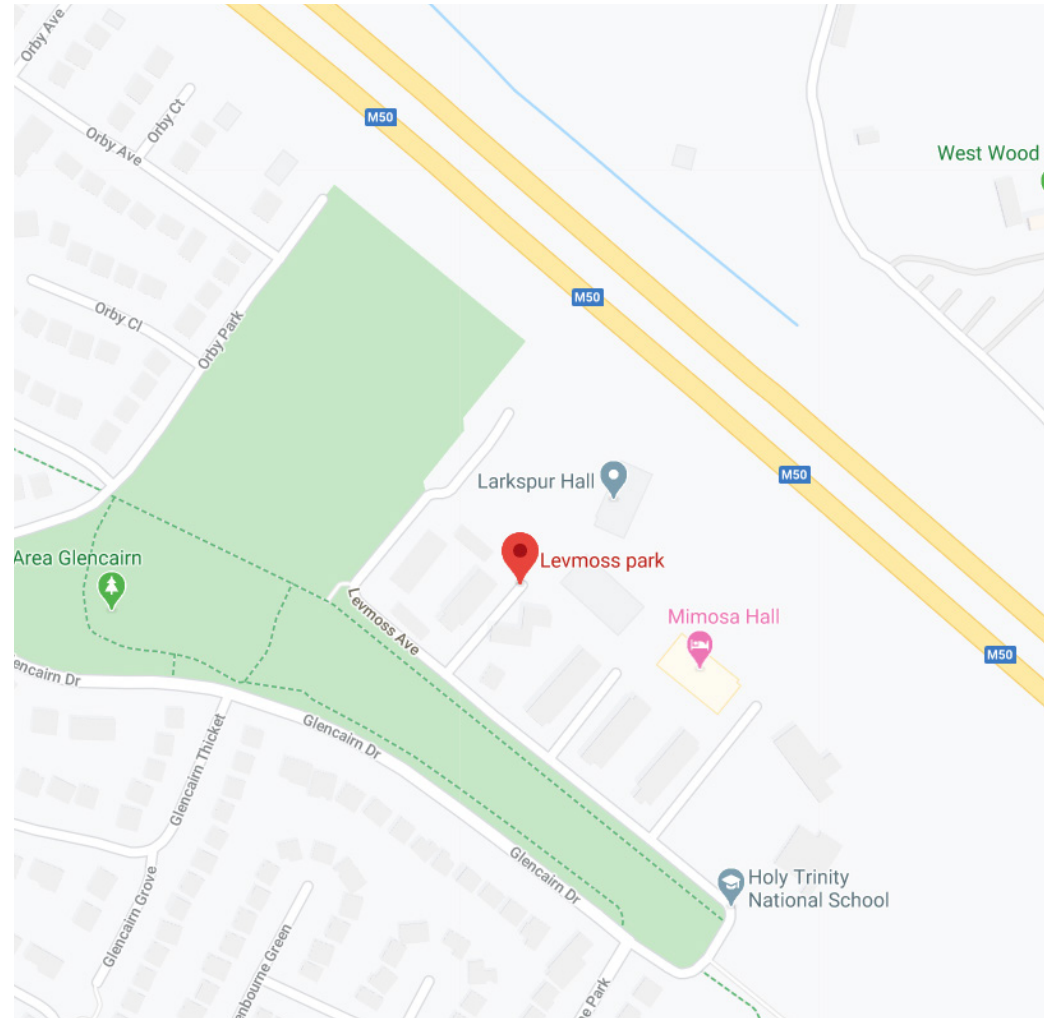
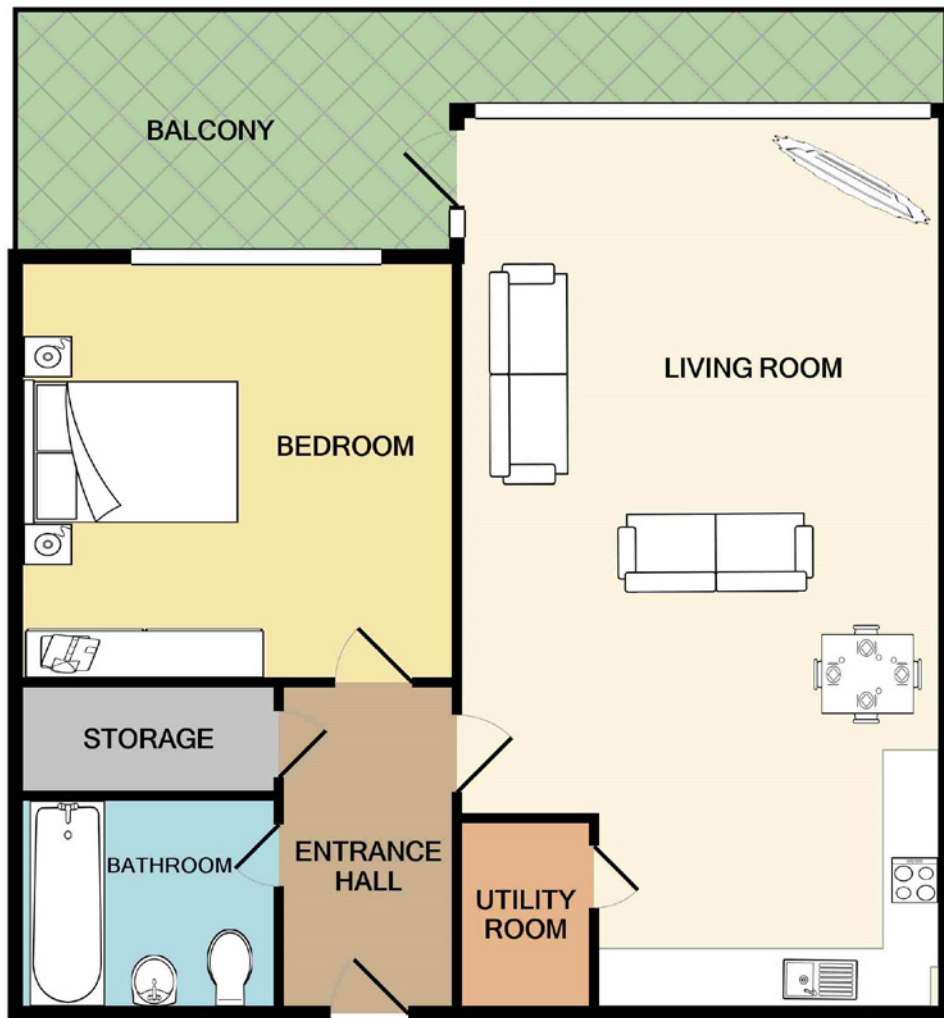
Balcony: Large balcony area with private open outlook over green area.

MANAGEMENT AGENTS: Core Property Management.

SERVICE CHARGE: € 1550.00 per annum.

BER DETAILS
BER B2
BER Number: 100000819
118.3 kWh/m²/yr





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