



Apartment 30 Woodview Court, Glenalbyn Road,  
Stillorgan, County Dublin A94YN35

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70 m<sup>2</sup> / 753 ft<sup>2</sup>



# Apartment 30 Woodview Court, Glenalbyn Road, Stillorgan, County Dublin A94YN35

DNG now launch this gorgeous top floor 2 bed apartment to the market, ideally suited to someone who wants the convenience of being close to regular Bus routes, Luas and the heart of Stillorgan Village all of which are only a couple of minutes stroll away. This apartment is particularly well presented as it is owned by an architect who has used his experience and flair to offer gorgeous interiors coupled with light filled accommodation.

Woodview Court is a mature residential complex comprising a small number of homes all within a walled in development surrounding a manicured landscaped communal garden with each home benefiting from large windows to take full advantage of the colourful plants and shrubs.

While each apartment has a designated parking space there are also visitor spaces too. However, numerous buses pass within a minutes walk including routes 145, 46a & 84x. A walk through Merville & Clonmore Park gives access to the Luas at Stillorgan while a short walk up The Hill brings you past The Orchard Pub, Snip & Sew Tailors and other everyday conveniences into the Village with businesses like AIB, Bank of Ireland, PTSB, Lidl, Tesco, Donnybrook Fair, Dunnes Stores and many many more are all available.

*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.*

## Accommodation

### Entrance Hall

With accommodation off. Also with an abundance of storage, Parquet flooring and an alarm point.

### Livingroom 4.2m X 3.3m

Overlooking the landscaped grounds which are maintained on a weekly basis. Bright and spacious reception room with TV point, coving to the ceiling and an opening leading to the diningroom.

### Kitchen / Diningroom 5m X 2.95m

Recently upgraded kitchen units comprising high gloss grey and white units, white tiled splashbacks, a Zanussi oven & hob and provisions for washing machine. The dining area overlooks the landscaped grounds also.

## Features

- Top floor 2 bed apartment
- Designated and visitor parking
- Management fees are to be paid to Woodview Court Society C/O Keenan Property Management, €1,800 per annum, paid quarterly or monthly.
- Literally a couple of minutes walk from Stillorgan Village
- Easy access to Bus & Luas
- Small well run complex
- Landscaped grounds

### Bedroom 1 - 3.7m X 3m

West facing double bedroom comprising wardrobes with sliding doors and a door leading to a private west facing balcony.

### Bedroom 2 - 3.3m x 3.25m

Rear facing double bedroom with fitted wardrobes.

### Bathroom 1.65m x 2.3m

Recently upgraded bathroom comprising a Bath with Triton T90z shower over, toilet & wash-hand-basin within a vanity unit and part tiled walls.

**Outside** Woodview Court is an established scheme of approximately 30 apartments set on just over 1 acre of landscaped communal grounds comprising ample designated & visitor parking, paved areas, extensive manicured lawns surrounded by colourful plants and shrubs including fragrant rose bushes.

BER: G

BER No. 104627344

EPI: 508.14 kWh/m<sup>2</sup>/yr



View By Appointment  
Asking Price: €315,000

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