



44 Ely Woods, Owendoher Lodge,  
Rathfarnham, Dublin 16

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**BER C3**





# For Sale by Private Treaty

44 Ely Woods is a superb ground floor, end of terrace, own door two-bedroom apartment extending to a generous 64sq.m/690sq.ft. The property was fully upgraded in 2016 and since then the owners have added further thoughtful upgrades including heating zoned to each room and controlled by app, a smart alarm and lovely bespoke built-in cabinets in the living area and the entrance hall. As the property is at the end of terrace there is the advantage of windows in the two bathrooms and of course not having a neighbour to one side! Outside the fine south facing terrace can be accessed from the living area through two glass panel doors allowing the light to flood the living area. This fine home is located in a quiet cul de sac location within the sought-after Ely Woods development in the heart of Rathfarnham. Ely Woods at Owendoher Lodge boasts wonderful well maintained communal gardens alongside the Owendoher River.

Upon entering the property, one is welcomed by a well-proportioned entrance hall with useful built in storage cupboard. To the front a spacious open plan living/dining area opens out to the south facing terrace and boasts bespoke built in cabinetry while off the living area there is a stylish well-equipped kitchen where the owners have added additional cabinets. To the rear one finds the master bedroom with excellent built-in storage and a smart ensuite with window. A further double bedroom, with built in wardrobes, and a modern shower room with a window complete the accommodation. The property comes with a designated parking space and there is ample visitor parking within the development.

Ely Woods at Owendoher Lodge is a well-regarded development located on the Ballyboden Road, close to Rathfarnham Village and Ballyroan, Shopping at Rathfarnham, Ballyroan (Rosemount), Ballinteer, Nutgrove and Dundrum Town Centre is extremely convenient. Opposite the development is Buglers pub which has a new coffee shop 'The Meeting Place'. There is a large selection of both primary and secondary schools including Ballyroan Boys, Coláiste Éanna, St Columba's College, Wesley College, Loreto Beaufort, Taney National School, St. Attracta's, Our Lady's, Holy Cross, Scoil Naithi and Scoil Naomh Pdraig to name but a few. The property is located close to some of the city's best parks including St Enda's and Marlay Park, not to mention the Dublin Mountains on your doorstep with lovely walks at Three Rock, the Hellfire Club and Massy's Wood. Cruagh and Tibbradden are also just up the hill. For the avid golfer, The Grange Golf Club is just around the corner with Edmondstown Golf Club and Rathfarnham Golf Club just up the road. The 61, 15d and 15b buses stop directly outside the development and the 175 stop is just a short walk away.

## SPECIAL FEATURES

- » Stunning two-bedroom ground floor, own door apartment extending to 64sq./690sq.ft
- » Smart zoned heating system with a zone for each room
- » Smart alarm app controlled
- » Built in storage to entrance hall
- » South facing terrace
- » Stylish fully integrated kitchen
- » End of terrace position with side windows in bathrooms
- » Designated parking space with ample visitor parking
- » Gas fired central heating with smart thermostat
- » Bus stop just outside gate (15b, 15d & 61)
- » New 175 bus stop to UCD just a short walk away
- » Cul de sac location
- » Well maintained communal gardens
- » External bin store
- » Close to St Enda's and Marlay parks
- » Walking distance to Rathfarnham and Ballyroan
- » Easy access to the M50 and road network
- » Superb schools and childcare on your doorstep
- » Located at the gateway to the Dublin Mountains
- » Close to Rathfarnham, Churchtown, Dundrum, Terenure, Templeogue and Ballinteer





# ACCOMMODATION

## ENTRANCE HALL

1.94m x 1.08m (6'4" x 3'6")

Wood effect floor, ceiling light, alarm panel, built in storage cupboard, Vokera gas boiler, fuse board.

## LIVING/DINING ROOM

4.97m x 4.33m (16'3" x 14'2")

Wood effect flooring, painted wooden fire surround, bespoke handcrafted built in bookshelves with cupboard storage, ceiling light, doors to terrace, t.v point, wooden window blinds.

## KITCHEN

3.63m x 2.11m (11'10" x 6'11")

Stylish built in painted wall and floor units, stainless steel sink with draining board, Beko 70:30 fridge freezer, Zanussi oven, Beko four ring electric hob, Beko slimline dishwasher, under cabinet lighting, wooden shelving (excluded from sale), recessed lighting, copper shelving unit, metal shelving, steel hooked hanging rail.

## INNER HALL

4.49m x 0.92m (14'8" x 3'0")

Wood effect flooring, ceiling light, door to hot press with copper cylinder & water tank.

## SHOWER ROOM

1.94m x 1.81m (6'4" x 5'11")

Tiled floor and part tiled walls, ceiling lights, wooden window blind, wooden shelving, pedestal sink, chrome & glass shower enclosure, rainfall shower head, shower mixer tap, w.c, chrome heated towel rail, towel ring.

## BEDROOM 1

4.02m x 2.43m (13'2" x 7'11")

Wood effect flooring, ceiling light, curtain pole, pair of lined curtains, wooden window blinds, built in wardrobe.

## ENSUITE

1.76m x 1.66m (5'9" x 5'5")

Tiled floor, part tiled walls, pedestal sink, chrome heated towel rail, bath, bath/shower mixer tap, w.c, wooden shelving, recessed lighting, wooden window blind, extractor fan.

## BEDROOM 2

4.28m x 2.45m (14'0" x 8'0")

Wood effect flooring, wooden window blind, built in wardrobe, ceiling light, metal shelving.





## OUTSIDE TERRACE

3.82m x 2.73m (12'6" x 8'11")

Attractive south facing patio sun terrace, with external lighting.

## DESIGNATED PARKING SPACE

Space no. 88

## MANAGEMENT COMPANY - Wyse

Management Fees - €975 PA, approx.

## BER

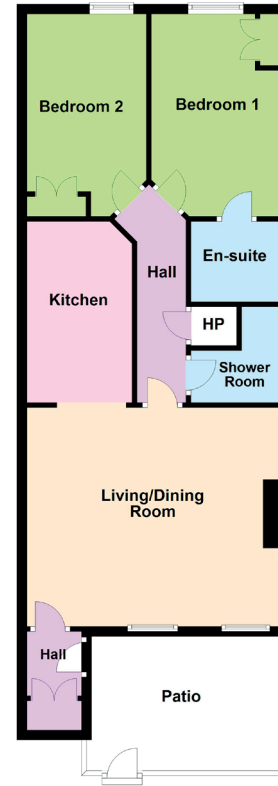
Rating: C3

BER No: 105115067

Energy Performance Rating: 222.88 kWh/m<sup>2</sup>/yr

## VIEWING

Strictly by prior appointment with sole selling agents. Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie.



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