



**Morrison**  
ESTATE AGENTS

20 Larkspur Hall, Levmosse Park, Leopardstown, Dublin 18 D18 K264 **BER B2**





## FOR SALE BY PRIVATE TREATY

A bright and modern one bedroom apartment which boasts a very private outlook with a large balcony enjoying an open outlook over an extensive green area; internally the light filled accommodation is of generous proportions and is presented in immaculate order and is finished to an exacting standard. Larkspur 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 and Lead Mines as a backdrop; within The Gallops there are extensive green areas and a childrens playground and tennis courts for the residents use.

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 Stepaside 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 worlds 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. 56 Sq. M, ( 600 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
- 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.

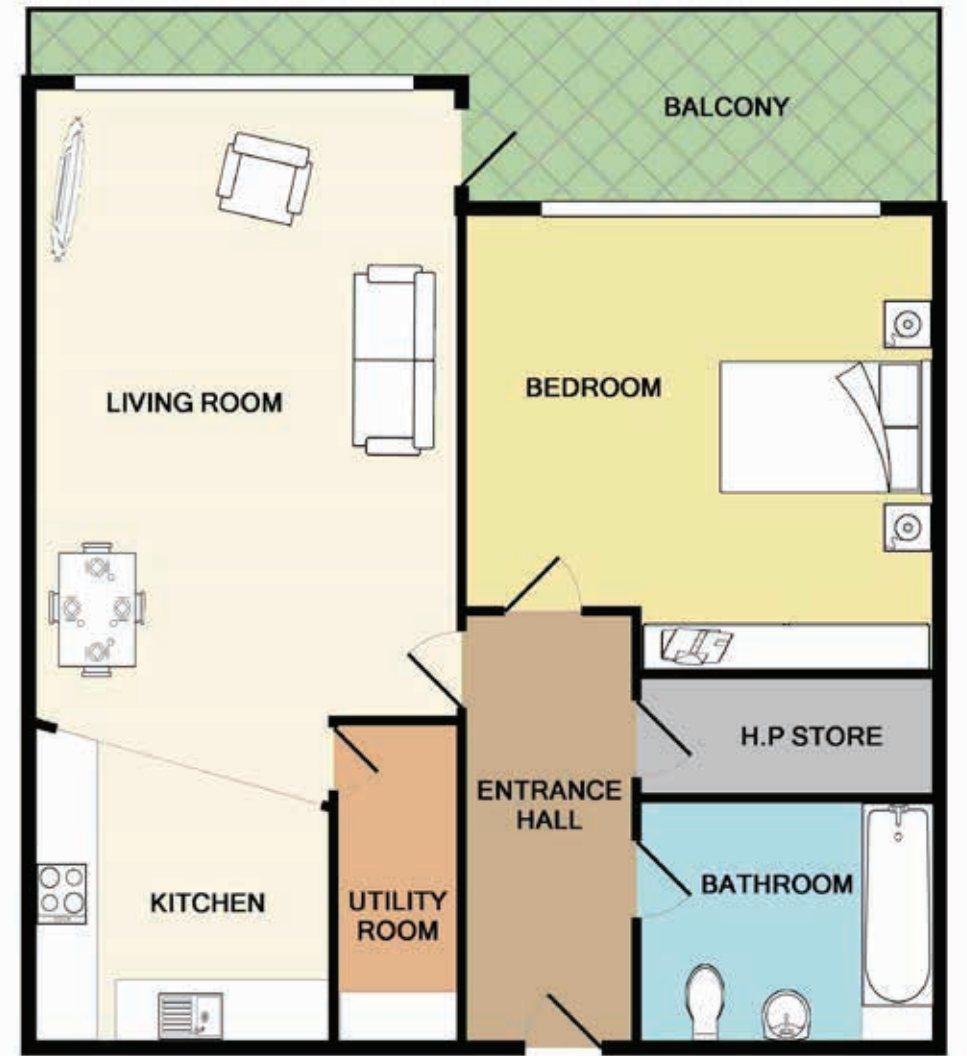


## ACCOMMODATION

<b>Reception Hallway</b>	with oak timber flooring, audio-visual security intercom, recessed lighting
<b>Open Plan Living/Kitchen/ Dining Room:</b>	8.6m x 3.31m
<b>Living Area/Dining Area:</b>	with oak timber flooring, tv point, floor to ceiling windows with french door to private balcony
<b>Kitchen:</b>	with an extensive range of built-in units and worktops, stainless steel sink unit, granite worktops, Hotpoint Oven, Hotpoint ceramic four ring hob, stainless steel splashback, Elica stainless steel extractor fan, Hotpoint microwave, Hotpoint fridge/freezer, tiled splashback, larder unit, ceramic tiled floor
<b>Utility/Storage:</b>	1.98m x 1m plumbed for washing machine, worktop, ceramic tiled floor
<b>Main Bedroom:</b>	3.8m x 3.47m, with oak timber flooring, built-in wardrobe, floor to ceiling window overlooking balcony, open outlook over extensive green area
<b>Bathroom:</b>	2.3m x 1.71m 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
<b>Storage:</b>	2.4m x 1m Large Walk-In Storage Press/ Hotpress
<b>Balcony:</b>	Large balcony area with private open outlook over green area. Not overlooked.
<b>CAR PARKING</b>	Designated Car Parking space.
<b>MANAGEMENT COMPANY</b>	O'Dwyer Property Management.
<b>SERVICE CHARGE:</b>	€1560.00 per annum.
<b>BER DETAILS</b>	BER B2
<b>VIEWING:</b>	By prior appointment
	Contact: Sales Department: 01 293 7100
	Email: <a href="mailto:sandyford@morrisonestates.ie">sandyford@morrisonestates.ie</a>







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