



Apartment 1, Woodview Mews,
Glenalbyn Road, Stillorgan, Co. Dublin

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER D2

For Sale by Private Treaty

Hunters Estate Agent is delighted to present Apt 1 Woodview Mews to the market.

Located in Stillorgan, Woodview Mews is a small exclusive development of just 4 dwellings, neatly nestled off Glenalbyn Road that will appeal to both investors and owner occupiers.

1 Woodview Mews is a spacious light filled apartment, located on the first floor, extending to c. 71 sqm / 764 sqft. Accommodation briefly comprises of an entrance hallway, an open plan living room/ dining area with 3.6m high cathedral curved ceiling, fully fitted kitchen, master bedroom (with dressing area and ensuite shower room), second bedroom and bathroom. There is a generous balcony area.

Outside, the development enjoys a communal lawned area surrounded by mature hedging, plants and shrubs.

There is one designated car parking space assigned to the apartment.

Woodview Mews is a short stroll from Stillorgan Village and shopping centre, which offers an abundance of shopping choices and eateries. Dundrum Town Centre is a 10 minute drive away. Sandyford Business District, Leopardstown Business Park, Cherrywood Business Park and Carrickmines Retail Park are all within very easy reach.

There are several sports and recreational amenities on hand, including Leopardstown Tennis Club, Foxrock Golf Club, Leopardstown Golf Centre and local rugby, hockey, GAA and football clubs.

The area is very well serviced by transport links. Woodview Mews is adjacent to the N11 (QBC). The LUAS at Sandyford is a 10 minute walk away. The M50 (exit 14) is within very easy reach and provides countrywide access.

Viewing is highly recommended.

SPECIAL FEATURES

- » Excellently located 2 bed, 1st floor apartment
- » Extending to c. 71 sqm / 764 sqft
- » Located in small exclusive development
- » Double glazed windows
- » Electric underfloor heating throughout
- » Grohe fittings with Armitage Shanks sanitary ware
- » Leicht kitchen units
- » Limestone floor and wall tiling to all bathrooms
- » Security alarm
- » Designated car parking space
- » Close to transport links including N11(QBC), LUAS and M50



ACCOMMODATION

ENTRANCE HALL

Entrance Hallway
2.47m x 1.55m (8'1" x 5'1")
Laminate floor, recessed lighting and alarm panel.

LIVING ROOM

4.86m x 4.41m (16' x 14'5")
Marble fireplace with feature glass wall, laminate floor, fitted wall lights, t.v. point. Door to balcony.

BALCONY

6.26m x 1.31m (20'5" x 4'3")
North east facing balcony.

DINING AREA

2.19m x 3.21m (7'2" x 10'5")
Laminate floor, sky light.

KITCHEN

1.96m x 2.7m (6'4" x 8'8")
Range of Leicht kitchen fitted units, worktop, stainless steel sink unit and tiled surround. Integrated dishwasher four ring halogen hob with extractor fan over, integrated fridge freezer, oven and microwave. Tiled floor, sky-light and recessed lighting.

STEPS TO INNER HALLWAY

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2.45m x .77m (8' x 2'5")
Laminate floor, recessed lighting. Storage cupboard with provision for washing machine and shelving. Hotpress with water tank, immersion and shelving.

BEDROOM 1 / MASTER

3.37m x 2.67m (11' x 8'8")
Laminate floor, fitted wall lights, t.v point and telephone point. Window overlooking front.

DRESSING AREA

2.68m x 1.38m (8'8" x 4'5")
Vernier fitted wardrobe with hanging space and drawers, laminate floor and recessed lighting.

ENSUITE SHOWER ROOM

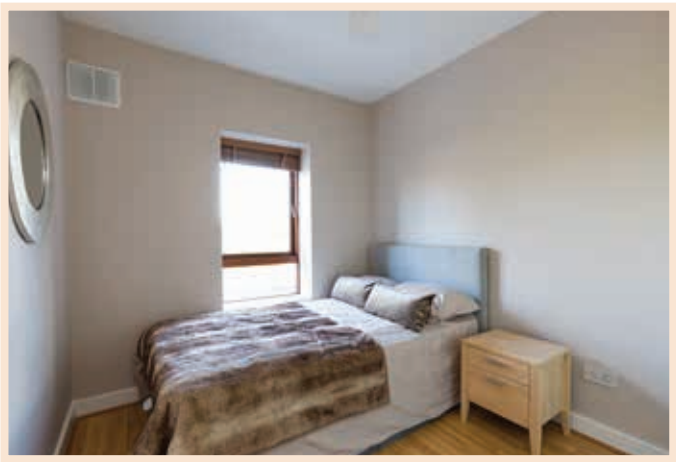
2.11m x 1.4m (6'9" x 4'6")
Tiled shower unit, w.c., pedestal wash hand basin, limestone tiled floor and part tiled walls. Sky-light and extractor fan.

BEDROOM 2

3.18m x 2.55m (10'5" x 8'4")
Vernier fitted wardrobe, laminate floor and window overlooking front.

BATHROOM

2.09m x 1.58m (6'8" x 5'2")
Bath, w.c., pedestal wash hand basin with fitted shelf over. Sky-light, extractor fan, limestone tiled floor and part tiled walls.



OUTSIDE

Communal Area
Designated parking for one car.
Lawn area surrounded by mature hedging and plants.

MANAGEMENT COMPANY

Woodview Mews Owners Management Company Ltd
3 Roebuck Park
Goatstown
Dublin 14

Service Charge
c. €1,550 per annum

BER DETAILS

BER Rating: D2
BER Number: 101459246
Energy Performance Rating: 272.12 kWh/m2/yr

DIRECTIONS

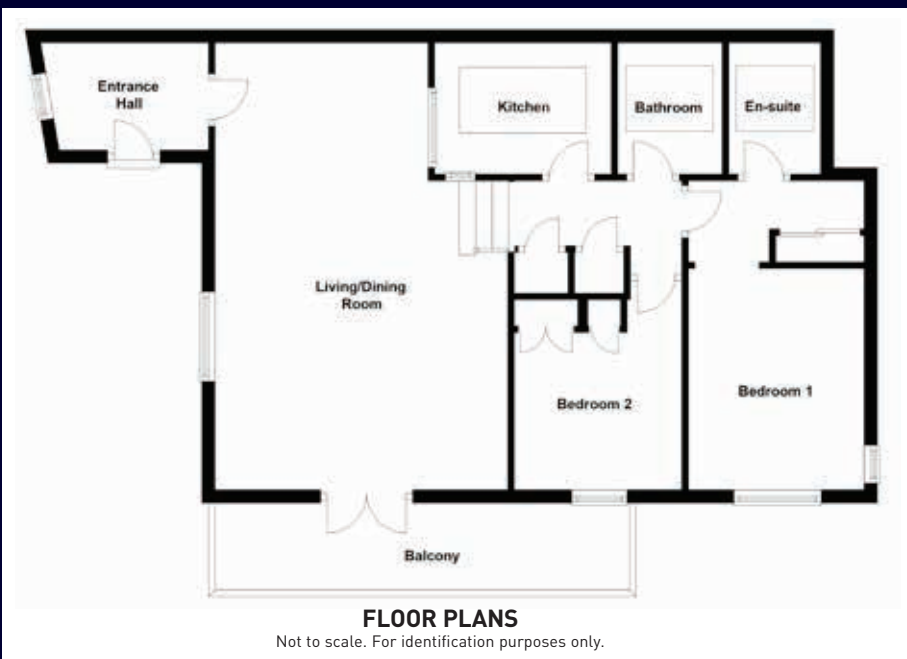
Travelling northbound along the Stillorgan dual carriage way, take the slip road off towards Stillorgan. Take the first left onto Glenalbyn Road and Woodview Mews is on the corner of Ard Lorcaín and Glenalbyn Road.

VIEWING

By prior appointment through sole selling agent, Hunters Estate Agent, Foxrock, Tel: 01 289 7840. Email: foxrock@huntersestateagent.ie



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