



12 Woodview Court, Stillorgan, Co Dublin, A94D688

Beirne
& Wise

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For Sale By Private Treaty

No. 12 is a most impressive, fully refurbished apartment ideally located within this most popular development. This light filled dual aspect apartment is on the second floor with wonderful views and flooded in natural light with an east west orientation. It enjoys a lovely setting within the complex, overlooking the gardens and it has a balcony and there is surface parking within the well-maintained and landscaped grounds.

No. 12 has been fitted out to a high specification, and features an ultra-contemporary, stylish interior full of natural light. The accommodation extends to 69 sq m approx., and comprises of a welcoming entrance hall, a spacious open plan living room, with open wall to the kitchen/dining room, two double bedrooms, shower room and a balcony. This stunning apartment will be of interest to both homeowners and investors alike.

The location is one of great convenience, just minutes to Stillorgan Village with a choice of supermarkets, specialty shops, cafes, restaurants, banks, bars and much more. The N11 QBC is a real plus and is on the doorstep and it is close to Blackrock, Leopardstown and Foxrock also. Dundrum Town Centre and Carrickmines Retail Park are just minutes away as is Leopardstown Racecourse, not forgetting easy access to the M50 and the city centre. It is a 15-20 minute walk to the Luas via Brewery Rd.



Features

- Dual aspect apartment with balcony
- Triple glazed windows
- Generous parking and landscaped grounds
- Excellent local shopping and amenities
- Excellent location in heart of Stillorgan
- Contemporary Electric Heating
- Security Intercom
- Floor area 69 sq m approx.

View

Strictly by appointment with the selling agents Beirne & Wise,
Fields Corner, Upper Churchtown Road, Churchtown, Dublin 14, T: 01 296 2444





Accommodation

HALL

A large welcoming hallway with a good range of built-in wardrobes and presses with wide plank wooden flooring and is open to.

LIVING ROOM

4.28m x 3.28m

A stunning, spacious room with wide plank timber flooring and a large west facing picture window giving lovely views over the grounds, Church and towards the mountains. It is open to

KITCHEN/DINING ROOM

5.08m x 2.91m

The kitchen area is fitted out with contemporary high gloss floor and wall mounted units with under counter lighting. There is a tiled splashback, sink unit, electric oven, hob and extractor fan. It has an integrated fridge/freezer, dishwasher and washer/drier with stylish work tops. The dining area has a large window adding to the sense of space.

BEDROOM ONE

4.06m x 2.92m

A generous double room with sleek built in wardrobes, tall picture windows, and a door opening out to the balcony. The balcony is covered and has an electric wall mounted heater and there are lovely views and skyline.

BEDROOM TWO

3.74m x 3.25m

A second, double room with large windows, and built in wardrobes.

BATHROOM

A lovely modern room with fully tiled walls and floor with a generous walk in shower cubicle, whb and wc.

BALCONY

Accessed from bedroom 1, this sheltered east facing balcony is well protected and has an electric wall mounted heater.

MANAGEMENT COMPANY

KPM

Service Charge approx. €1,800 per year.

BER

Number 108522764

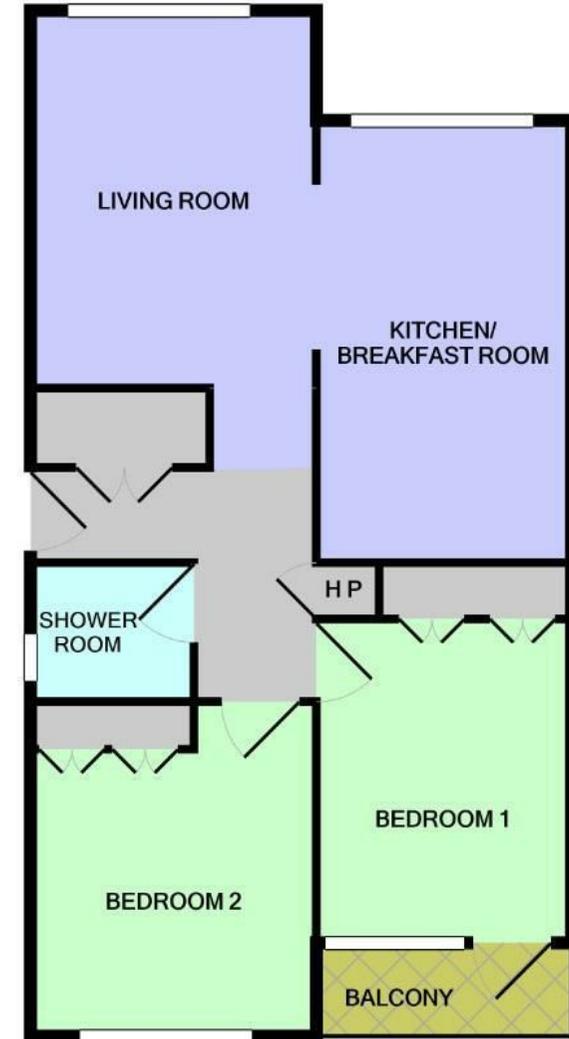
Output 233.36 kWh/m²/yr











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