



Willow Cottage, 2A Woodlands Park, Dun Laoghaire,
County Dublin, A96 F7P2

112 sq.m. / 1,206 sq.ft

DNG Dun Laoghaire

76a Upper George's Street, Dun Laoghaire, Co. Dublin
T: 01 2301616 | E: dunlaoghaire@dng.ie

Negotiator:

David Dobbs

PSL 002049

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.



DOUGLAS NEWMAN GOOD
DNG



DOUGLAS NEWMAN GOOD
DNG

Willow Cottage, 2A Woodlands Park, Dun Laoghaire, County Dublin, A96 F7P2

DNG are pleased to launch Willow Cottage to the open market, a superb detached home boasting a wonderful open plan livingroom/kitchen, a beautiful sunny garden, tastefully presented interiors and a very popular location. This unique house full of character and charm nestled in behind perimeter walls has so much to offer those seeking something a little special with a desire for privacy and seclusion.

Woodlands Road is convenient to a host of services and amenities including Cabinteely and the bustling town centres of Killiney, Foxrock, Dun Laoghaire, Stillorgan and Blackrock. The N11 provides easy access to the city centre. There are also ample Dublin bus routes with in walking distance and the DART and LUAS are also near by. The area is also convenient to many of Dublin's finest schools and colleges.

The well laid out accommodation presented to a superb standard of approximately 112 sq.m. / 1,206 sq.ft briefly comprises entrance hall, kitchen/livingroom/dining room, family room, attic room/study, utility room, 2 bedrooms, main en-suite and a bathroom.

Grounds.

The property boasts a wonderful private sunny rear garden with a patio and attractive Pergola in addition to secure private parking for up to 4 cars.

Accommodation

Entrance Hall: 4.83m x 1.15m

Living/Kitchen/Dining room: 4.96m x 6.30m

Utility room: 1.90m x 1.19m

Bedroom 1: 3.44m x 3.66m

Ensuite: 1.01m x 2.34m

Bedroom 2: 3.61m x 2.38m

Bathroom: 1.90m x 1.88m

Upstairs

Family room: 3.17m x 5.44m

Attic room/Study: 7.21m x 2.46m

BER: D2

BER No. 112403977

Energy Performance Indicator: 297.12 kWh/m²/yr



Features

- Fabulous detached house offering privacy and seclusion
- Private parking for up to 4 cars
- Turn Key Condition
- Excellent kitchen and designer bathroom
- Jacuzzi bath and new electric Aqualisa shower
- All kitchen appliances included i.e dishwasher, cooker, fridge/freezer and washing machine
- Distinctive quality hardwood floors in numerous rooms
- Superb multi fuel burning inset stove
- Ample separate attic storage
- Gas Fired Central Heating
- Double glazed PVC windows
- Burglar Alarm System
- New High Quality Front door
- Private rear garden
- Large garden shed with shelving and wood flooring
- Additional shed with electricity
- Space to extend (s.t.p.p)

- Popular family estate
- Surrounded by excellent schools and colleges
- Close to Glenageary DART station
- Short walk to bus routes (7,111,45A,59,145 and 84X)
- Short drive to LUAS and N11 / M50
- Under 10 minute walk to Killiney Shopping Centre

View By Appointment

Asking Price: €525,000

