

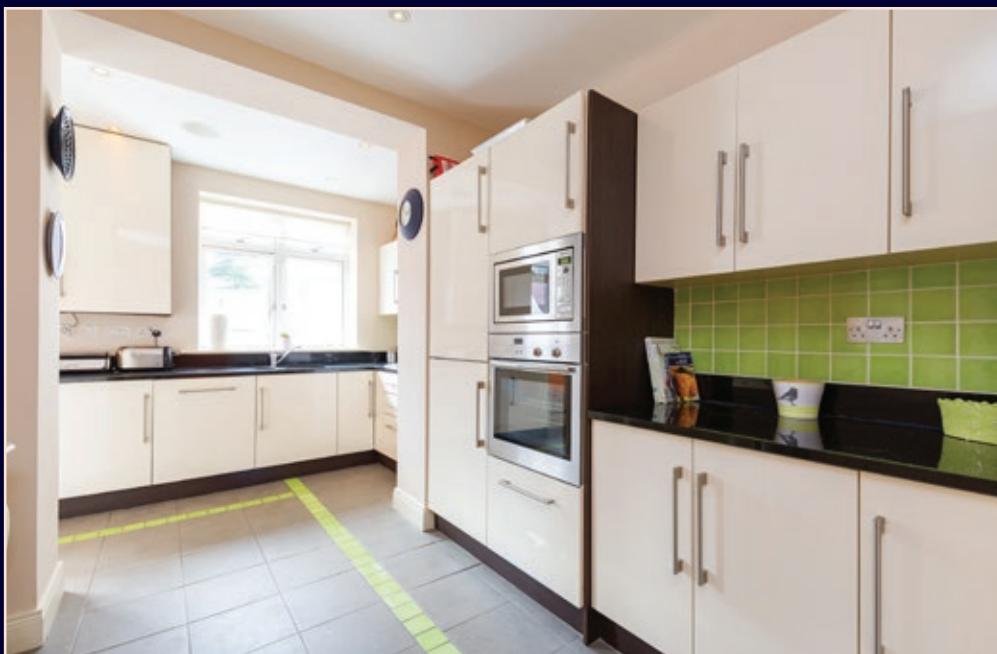


Apt. 6 Grove House, Grove Wood,
Hainault Road, Foxrock, Dublin 18.

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER C1



For Sale by Private Treaty

Hunters Estate Agent is delighted to present this stunning 2 bedroom apartment in the ever popular gated development of Grove Wood off Hainault Road in Foxrock to the market.

No. 6 Grove House is an elegant, light filled apartment with rooms of generous proportions over two floors extending to approx. 171.44 sq.m/ 1,845 sq.ft. This most appealing property exudes grace and elegance enjoying a very high standard throughout that provides all the conveniences of modern day living.

A spacious entrance hallway leads to a superbly appointed living /dining room with bay window overlooking the communal gardens, the master bedroom ensuite and a main bathroom. The kitchen cum breakfast room is also on this level. It is fully fitted with quality appliances and built-in units providing ample storage and a small dining space perfect for informal get togethers.

On the first floor, there is another double bedroom and study/office mezzanine and a separate entrance to the apartment with access to the communal hall.

The Grove Wood development is much sought after and provides a high degree of privacy. The location is second to none. It is only a short stroll to Foxrock Village with its boutique eateries and shops. This is a very popular mature residential location being so close to superb amenities such as Foxrock Golf Club, Leopardstown Race Course & Leisure Centre, Carrickmines Lawn Tennis Club and Carrickmines Retail Park. Sandyford Business District, Cherrywood Business Park and Dublin City Centre are within easy reach via excellent transport links that include LUAS, N11 (QBC) and M50 motorway.

Viewing is highly recommended.

SPECIAL FEATURES

- » Superbly appointed 2 bedroom apartment extending to approx. 171.44 sq.m/ 1,845sq.ft.
- » Set behind electric gates
- » 2 designated car parking spaces
- » Surround sound system
- » Fully alarmed and monitored
- » Lift access
- » External storage
- » Short walk to Foxrock village
- » Excellent transport links that include LUAS, N11 (QBC) and M50 motorway





ACCOMMODATION

ENTRANCE HALLWAY

6.8m X 1.18m (22'3" X 3'10")

Video intercom handset, digital alarm panel, under stairs storage/ cloaks cupboard.

DRAWING/DINING ROOM

5.85m X 4.75m (19'2" X 15'7")

Sandstone fireplace with fitted gas fire, built-in unit, t.v point, bay window, recessed lighting.

KITCHEN

5.68m X 2.63m (18'7" X 8'7")

Range of high gloss built-in units, polished granite worktops, four ring electric hob, extractor fan over, oven, integrated microwave, fridge freezer, dishwasher and washer/dryer, integrated 1 ½ bowl stainless steel sink unit, tiled splash-back, tiled floor, hotpress with immersion and shelving, recessed lighting.

DINING

2.68m X 1.66m (8'9" X 5'5")

Tiled floor, recessed lighting.

BEDROOM 1

4.92m X 4.19m (16'1" X 13'8")

Built-in wardrobes, recessed lighting t.v and phone points, door to:

ENSUITE SHOWER ROOM

1.99m X 1.64m (6'6" X 5'4")

Step-in tiled shower unit, w.c, wash hand basin, recessed mirrored cabinets over, fully tiled walls and floor, heated towel rail, recessed lighting, extractor fan.

BATHROOM

3.14m X 2.17m (10'3" X 7'1")

Bath with shower over, w.c, wash hand basin, mirror and light over, fitted storage cabinet, heated towel rail, fully tiled walls and floor, recessed lighting and extractor fan.

STAIRCASE TO FIRST FLOOR

LANDING

4.94m X 1.32m (16'2" X 4'3")

Recessed lighting, door to communal hall.

BEDROOM 2

4.74m X 2.96m (15'6" X 9'8")

Built-in wardrobes, t.v and phone points and recessed lighting.

MEZZANINE/ SITTING ROOM

6.26m X 6.31m (20'6" X 20'8")

Fitted shelving and storage cabinets, recessed lighting, t.v and phone points, access to attic.



GARDENS

The apartment is set behind electric gates surrounded by communal gardens. There are 2 designated car parking spaces to the front of the property and a separate storage unit.

Management Company

Bohan Hyland
info@bohanhyland.ie
Tel: 01 4913000

Service charge: approx. €4,400 per annum

DIRECTIONS

Travelling along Westminster Road from The N11. Take your third left hand turn onto Hainault Road and Grove House is located approx.. 300m on your right.

BER Details:

BER: C1
BER No: 103146569
Energy Performance Indicator: 159.85 kWh/m2/yr

VIEWING

Strictly by prior appointment through sole selling agent, Hunters Estate Agent, Foxrock.

Telephone: 01 2897840

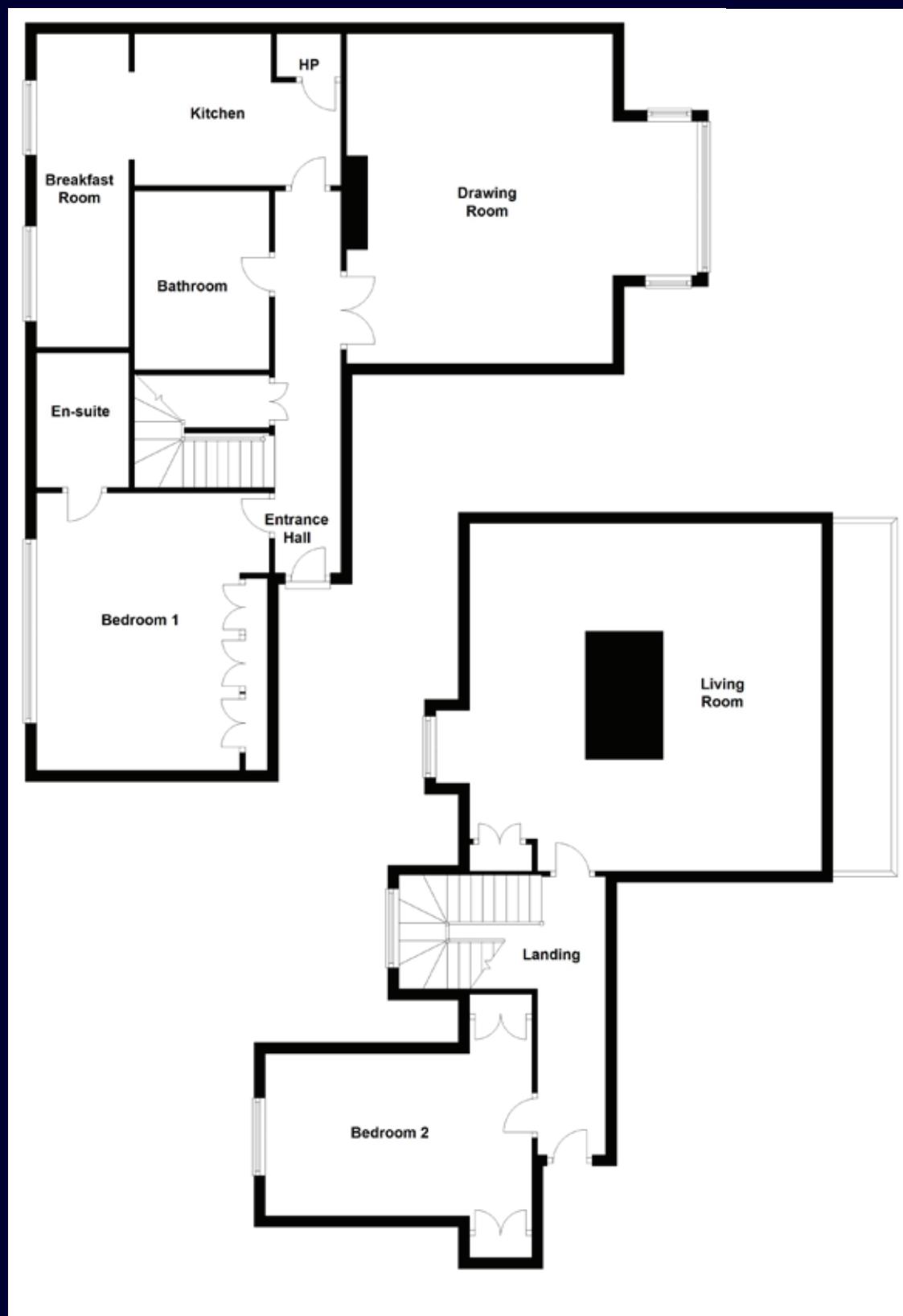


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.



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