



9 Mimosa Hall, Levmosse Park, Leopardstown, Dublin 18 D18 D18 YA21

BER B3

Morrison
Estates



FOR SALE BY PRIVATE TREATY

A bright and spacious two bedroom apartment with a large balcony enjoying a panoramic south facing view to the mountains set out in a prime corner position with dual aspect within this modern upmarket development. Internally the light filled accommodation is of generous proportions with a large feature living space and is presented in immaculate show apartment style and is finished to an exacting standard throughout.

Mimosa Hall is part of Levmoos Park, 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. 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 Stepside and The Retail Park in Carrickmines are easily accessible. Dundrum Town centre and the M50 are easily accessible. Sandyford & Leopardstown business region which is home to the world's largest companies, and Stillorgan Business Parks, Cherrywood, Central Park, Beacon Hospital and Office complex, Beacon South Quarter and the Clayton Hotel are all conveniently located on the doorstep.

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. 90 Sq. M, (968 Sq. Ft)
- Second floor level with corner aspect and views overlooking Dublin mountains
- Walk into condition- immaculately presented, bright modern interior
- Fitted kitchen appliances namely oven, hob, extractor fan, fridge/freezer,





microwave and dishwasher are included in the sale

- Two large double bedroom with fitted wardrobes and balcony access with stunning views
- Bathroom with quality sanitaryware
- Underfloor gas central heating system throughout
- Private balcony feature with outlook to the mountains
- Audio Visual Security Intercom
- Double Glazed windows floor to ceiling
- Separate Utility Room off kitchen with washer dryer and storage
- Designated basement car parking space- additional visitors car parking spaces
- Lift from car park to all floors
- Extensive professionally landscaped areas throughout complex with water feature and interesting tree lined streetscapes
- Upmarket exclusive location close to the LUAS, M50, Carrickmines Retail Park and the Sandyford Business Region.

ACCOMMODATION:

Reception Hallway: with oak timber flooring, audio-visual security intercom, recessed lighting

Open Plan Living/Kitchen/Dining Room: 7.04m x 5.74m overall. Living Area/ Dining Area: with oak flooring, tv point, floor to ceiling windows with french door to private balcony which wraps around corner of living room and gives view to mountains

Kitchen: with an extensive range of built-in units and worktops, stainless steel sink unit, granite worktops, oven, ceramic four ring hob, stainless steel splashback, Elica stainless steel extractor fan, microwave, fridge/freezer, tiled splashback, larder unit, ceramic tiled floor

Utility/Storage off kitchen: washing machine and dryer, worktop, ceramic tiled floor

Master Bedroom: 5.79m x 3.30m, with carpeted flooring, built-in wardrobe, floor to ceiling window overlooking balcony with open outlook and south facing view

Ensuite: 2.20m x 1.46m with with suite comprising shower unit, wc with concealed cistern, vanity wash hand basin, mirror doored storage cabinets, recessed lighting, ceramic tiled walls and floor

Bedroom 2: 4.62m x 2.86m with oak flooring, built-in wardrobe, floor to ceiling window, open outlook

Bathroom: 2.30m x 2.25m 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
Hotpress/storage

Balcony: Large balcony area with open panoramic views over city and Dublin mountains.

Designated Car Parking space 226.

MANAGEMENT COMPANY:

Core Property Management.

SERVICE CHARGE:

€ 2,100 (2021 figure) per annum.

BER DETAILS:

B3

BER Number:

100000595

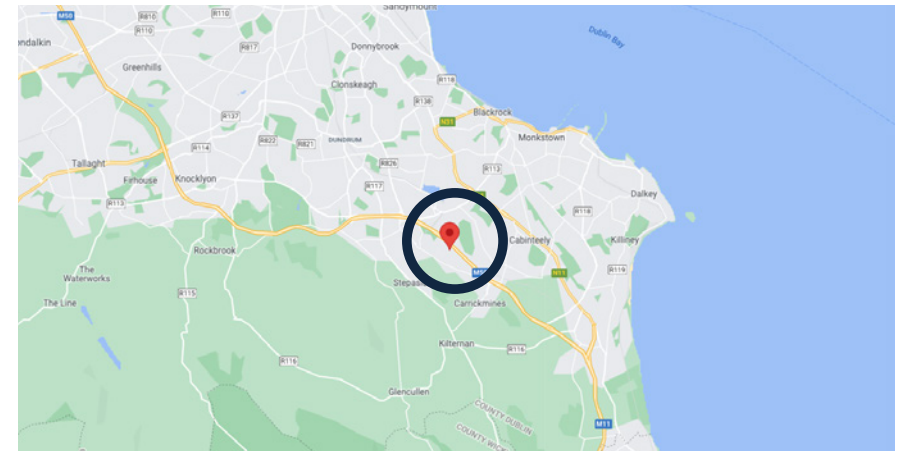
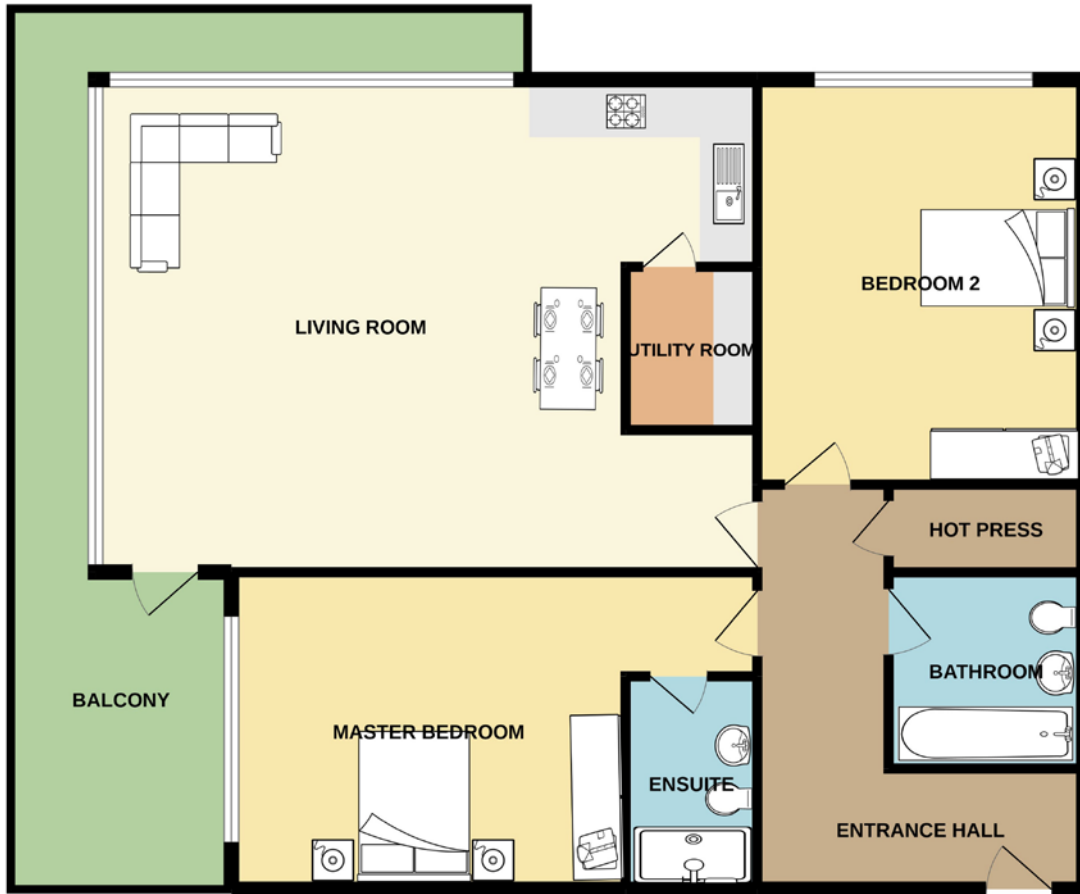
Energy Performance Indicator:

126.6 kWh/m²/yr

VIEWING:

By prior appointment.





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