



15 Levmos Avenue, The Gallops, Leopardstown, Dublin 18





For Sale by Private Treaty

A choice own hall door apartment in an enviable position with an immaculate and inviting interior enhanced by a palette of neutral colour schemes bathed with natural light and further complimented by a large private south facing terrace with open outlook over the tree-lined streetscape and a designated underground car parking space.

Mimosa, built by Park Developments, is set in landscaped gardens with open green areas, mature trees and with views towards the Dublin mountains and Lead Mines as a backdrop; within The Gallops there are extensive green areas and a childrens playground and tennis courts for the residents use.

This is an established residential location which is superbly located with neighbourhood retail and service outlets a stroll away together with Holy Trinity National School and 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 and Stillorgan Business Parks, Cherrywood, Central Park, Beacon Hospital & Hotel, Beacon South Quarter and Bewleys Hotel are all conveniently located.

Nearby sporting & recreational amenities include Leopardstown Racecourse, Carrickmines Lawn Tennis Club , Westwood Gym, a selection of pitch and putt and golf courses and rugby and football clubs.



Features Include

- Bright, spacious accommodation c. 79 Sq. M, (850 Sq. Ft)
- Walk into condition- immaculately presented, welcoming interior
- Fitted blinds and built-in kitchen appliances namely oven, hob, extractor fan, fridge/freezer, dishwasher and washing machine are included in the sale
- Fully fitted customised kitchen
- Bathroom with quality sanitaryware
- Spacious Utility Room
- Gas Fired Central Heating
- Wired for Burglar Alarm System
- Double Glazed windows
- Designated basement car parking space- additional visitors car parking spaces
- Extensive professionally landscaped areas with water feature and interesting tree lined streetscapes
- Private sheltered terrace with suntrap aspect.
- Highly coveted location close to the LUAS, M50, Carrickmines Retail Park and Sandyford Business Park



Accommodation

Own Hall Door Entrance:

Open Plan Living/Dining Room: 6.88m x 5.85m, with feature glass block wall, timber flooring, large picture windows overlooking private front terrace, tv point

Kitchen: 2.93m x 1.9m, with an extensive range of built-in units and worktops, stainless steel sink unit, Candy oven and hob, Kuppersbuch stainless steel extractor fan, Beko dishwasher, Beko fridge/freezer, recessed lighting, ceramic tiled floor

Utility/Storage: 1.37m x 1.25m, Bosch washing machine, built-in storage presses, ceramic tiled floor

THERE ARE TWO BEDROOMS:

Master Bedroom: 4.98m x 2.97m, with bay window, timber flooring, range of built-in wardrobes and door to

En-Suite Bathroom: with white suite comprising bath with shower over, wash hand basin, wc with concealed cistern, heated towel rail, ceramic tiled floor, part ceramic tiled walls, extractor fan

Bedroom 2: 4.45m x 2.79m, with timber flooring, range of built-in wardrobes and door to

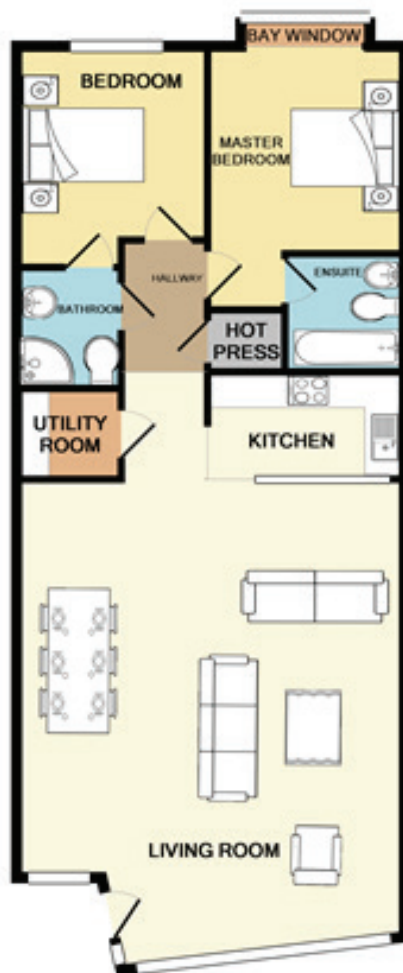
Shower Room: with fully tiled step-in shower, wc, wash hand basin with mosaic tiled splashback, recessed lighting, extractor fan, ceramic tiled floor

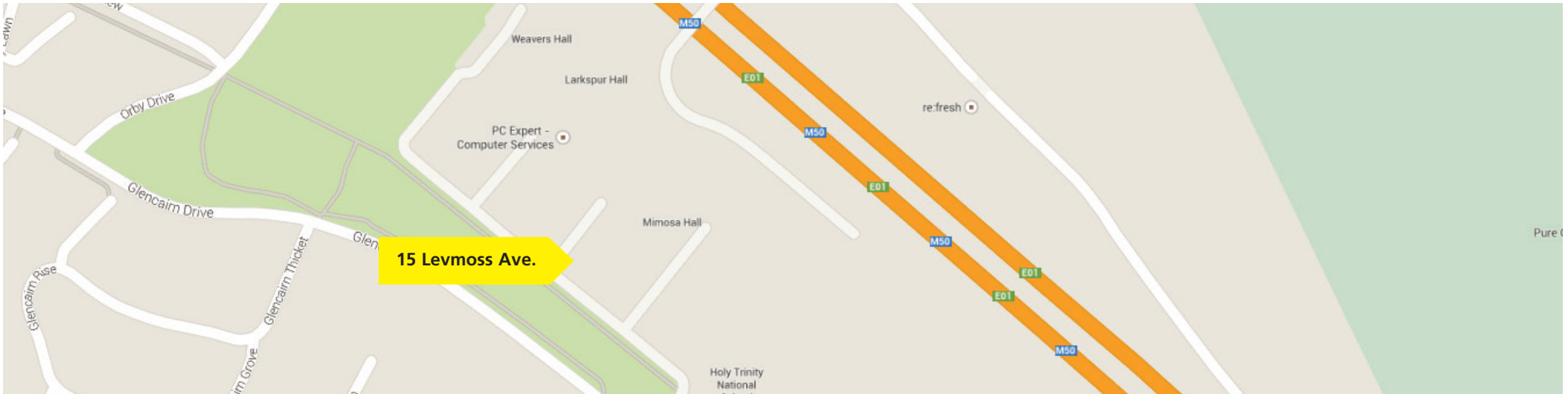
Hotpress

Management Company: O'Dwyer Property Management
Service Charge: c. €840.00 Per Annum

BER Rating: B3
BER Number: 100091503
Performance Indicator: 126.81 kWh/m2/yr

Viewing: By prior appointment.





These particulars do not form any part of any contract and are given as guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessee shall be liable for any VAT arising on the transaction.

10 Sandyford Office Park, Sandyford, Dublin 18 | 77 Sir John Rogerson's Quay, Dublin 2
T 01 293 7100 F 01 293 4949 E info@morrisonestates.ie | License No 00 2958