



Apt 3 The Willows, Dunstaffnage Hall,
Stillorgan, Co. Dublin

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER E1

For Sale by Private Treaty

Hunters Estate Agents are delighted to present to the market this most impressive one bedroom garden level apartment situated in this much sought after gated development.

3 The Willows enjoys light filled well proportioned accommodation throughout extending to 55 sq.m. / 592 sq.ft . Built by Capel Developments in 1999 the apartment has been fitted to a very high specification and has been very well maintained by the present owner. The property also benefits from an underground designated car space and a sunny south west facing patio overlooking the beautifully landscaped communal gardens.

Dunstaffnage Hall enjoys a highly convenient location within walking distance of Stillorgan village and all the amenities it has to offer. It is also within easy access of Foxrock, Cabinteely, Sandyford Business Park, Blackrock and Dundrum Town Centre.

The property is serviced by a variety of transport links with the N11(QBC) on it's doorstep and the Luas Green line close by at Sandyford offering easy access to the City Centre and surrounding suburbs. The M50 is also nearby.

Viewing is highly recommended.

SPECIAL FEATURES

- » Spacious one bedroom ground floor apartment
- » Extending to approx. 55 sqm/ 592 sqft
- » Exclusive gated development
- » Audio visual monitor
- » Double glazed windows throughout
- » Designated underground parking space (space no 30) and visitors parking
- » Patio enjoying an all day sunny south westerly aspect
- » Ideally located within walking distance of the N11(QBC) and LUAS
- » Within easy access of local shops in Stillorgan, Foxrock, Blackrock & Cabinteely villages.



ACCOMMODATION

ENTRANCE HALLWAY

2.85m x .88 plus 2.06m x 1.95 (overall) (9'4" x 10'6" plus 6'9" x 6'4")

Hardwood floor, ceiling coving, storage cupboard and hotpress with immersion, timer and shelving.

LIVING/ DINING ROOM

8.16m x 3.18m (26'9" x 10'5")

Hardwood floor, t.v and phone points, ceiling coving, floor to ceiling windows overlooking the communal gardens, door to paved patio enjoying a south westerly aspect.

KITCHEN

3m x 1.98m (9'10" x 6'5")

Range of fitted units, worktop, 1 ½ bowl stainless steel sink unit, tiled splashback, four ring halogen hob, extractor fan over, oven under, ceiling coving, tiled floor, integrated fridge, washer dryer and dishwasher.

BEDROOM

3.86m x 2.81m (12'7" x 9'2")

Hardwood floor, fitted wardrobes, t.v and phone points.

BATHROOM

2.24m x 1.68m (7'4" x 5'6")

Bath with shower over, w.c, pedestal wash hand basin with mirrored cabinet over, ceiling coving, partly tiled walls, tiled floor and extractor fan.



BER DETAILS

BER Rating: E1

BER Number: 107365967

Energy Performance Rating: 329.64 kWh/m²/yr

OUTSIDE

This property is ideally positioned within this small exclusive development set behind electric gates. There is one designated parking space underground and visitors parking. The apartment is further enhanced overlooking the communal landscaped gardens enjoying a south westerly aspect.

MANAGEMENT COMPANY

Strathmore Invernia Management Company

Approx. €2,099.00 per annum

DIRECTIONS

Travelling northbound along the Stillorgan dual carriage way, take the left turn onto Brewery Road. Take the first right onto St. Brigid's Church Road and Dunstaffnage Hall is the second turn on the left.

VIEWING

By prior appointment through sole selling agent, Hunters Estate Agent, Foxrock,

Tel: 01 289 7840.

Email: foxrock@huntersestateagent.ie



T 01 289 7840 E foxrock@huntersestateagent.ie W www.huntersestateagent.ie

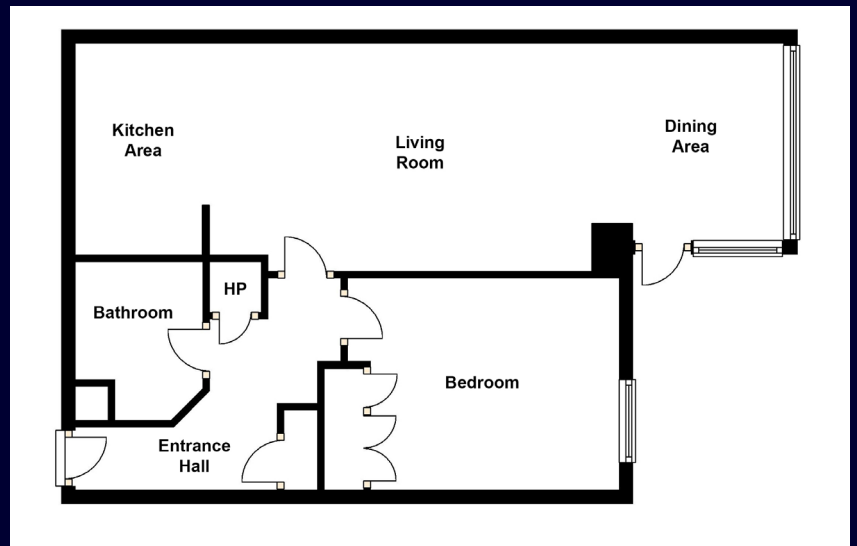
2 Brighton Road, Foxrock, Dublin 18

Waterloo Exchange, Waterloo Road, Dublin 4

4 Castle Street, Dalkey, Co. Dublin

1 Saint Mary's Terrace, Grange Road, Dublin 14

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