



BER A2

1 Willow Glen

Glenamuck Road, Dublin 18

Lisney | Sotheby's
INTERNATIONAL REALTY



1 Willow Glen, Glenamuck Road, Dublin 18

Features

- Generously proportioned contemporary family home extending to approximately XXsq.m (XXsq.ft)
- Superb standard of finish throughout
- Two Designated parking spaces with electronic charging points
- Surrounded by excellent primary and secondary schools
- A wide selection of recreation and leisure facilities and sports clubs within easy proximity
- Within close proximity to the M50 and LUAS
- Service Charge in the region of €1,000

The property comprises of an attractive end of terrace family home with part brick fronted

The location needs little introduction being nestled away off the Glenamuck Road within easy reach of Stepside Village and Carrickmines Retail Park with their excellent array of shops and restaurants. The property is extremely well situated for excellent primary and secondary schools to include Our Lady the Wayside, Gael Scoil Shliabh Rua, Kiltarnan National School, Rosemont Secondary School and Loreto Foxrock. Recreational activities in the area are endless with Carrickmines Lawn Tennis Club, Leopardstown Racecourse and Westwood Gym, Foxrock Golf Club, Carrickmines Golf Club as well as many sporting facilities to include Wayside Celtic Football Club, De La Salle Palmerstown Rugby Club and the walking, hiking and mountain biking facilities in the local Dublin Mountains. Public transport in the area includes bus routes as well as the LUAS at Carrickmines with the M50 also within easy reach giving easy access to all areas in Dublin City and beyond.



Accommodation

Reception Hall 2.2m x 4.6m (7'3" x 15'1") With attractive flooring, under stair storage and door leading to

Guest w.c Comprising of w.c, whb, tiled floor and part tiled walls

Kitchen Breakfast Room 4.15m x 5.7m (13'7" x 18'8") Kitchen is fitted with a range of overhead press and drawer units, four ring gas hob, integrated dishwasher, undercounter stainless steel sink unit, double stainless steel ovens, integrated microwave, extractor fan, freestanding American style fridge/freezer, integrated fridge, houses the gas fired boiler and door leading through to

Utility Room With built in shelving, plumbed for washing machine and dryer

Living Room 3.75m x 4.4m (12'4" x 14'5") With patio doors leading to the rear, windows to side, attractive raised electric fire, very fine built in cabinetry and shelving

First Floor

Bedroom 1 2.7m x 4.5m (8'10" x 14'9") Currently used as a study with built in fitted wardrobes and picture window overlooking rear

Bathroom Comprising of whb, w.c, bath with telephone shower, tiled floor and part tiled walls

Bedroom 2 5.53m x 2.45m (18'2" x 8') Currently used as a gym with built in fitted wardrobes and attractive bay window

Bedroom 3 5.5m x 3.03m (18'1" x 9'11") With corner windows, built in fitted wardrobes and ensuite

En suite Bathroom With whb, w.c, shower unit and window to side

Second Floor

Storage Room 2.63m x 2.55m (8'8" x 8'4") With further under eave storage

Principal suite 6.6m x 3.2m (21'8" x 10'6") With an excellent range of built in fitted wardrobes, access to attic and door leading to

Dressing Room 2.0m x 2.5m (6'7" x 8'2")

Dressing Room/Store Room 2.1m x 1.65m (6'11" x 5'5")

En suite Bathroom Comprising of cabinet whb, w.c, shower units, tiled floor, tiled walls and Velux roof light

Balcony Overlooking the communal grounds

Patio Very attractive patio with very fine sunshade, gated side passage

Garden Steps leading to a level artificial lawn area with mature planting, seating area and built in hot tub

BER Information

BER A2

BER No 111836417

EPI 46.05 kWh/m²/yr

Eircode

D18 TVX4





FLOOR PLANS Not to scale - for identification purpose only.

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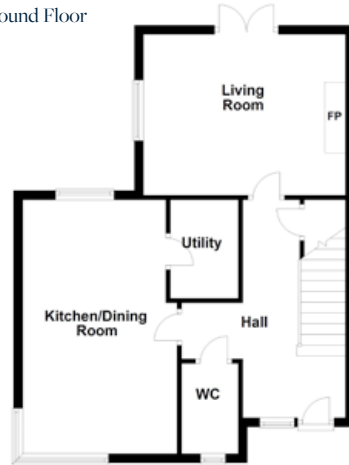
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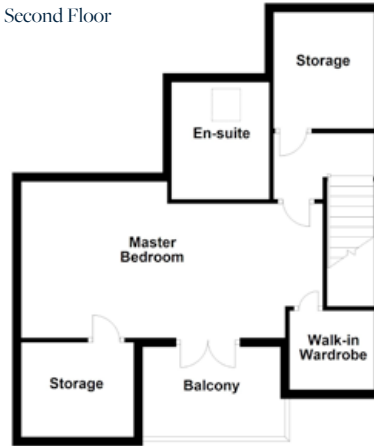


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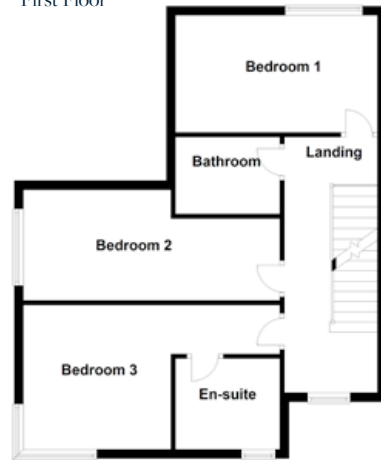
Ground Floor



Second Floor



First Floor



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