



BER B1

Apartment 5 Traverslea Wood
Glenageary Road Lower, Glenageary, Co. Dublin

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INTERNATIONAL REALTY



Apartment 5 Traverslea Wood, Glenageary

Features

- Highly regarded gated residential development
- Beautiful, mature woodland surroundings
- Bright and spacious living accommodation extending to approximately 101sqm 1,087sqft)
- Two spacious double bedrooms
- Principal bedroom with en-suite bathroom
- Dual balconies with southeast and west-facing aspects
- Contemporary fitted kitchen with integrated appliances
- Gas log-effect fireplace
- Video intercom
- Beautifully landscaped communal grounds
- Annual service charge approximately €5,200 (Greendoor Property Management)
- Fitted carpets, window coverings and appliances included in the sale
- Secure underground parking with one designated parking space
- Close to Glashule, Dun Laoghaire and Dalkey
- Walking distance to Glashule DART station and a regular bus route on Lower Glenageary Road

Tucked away within the exclusive and highly regarded Traverslea Wood development, Apartment 5 presents an outstanding opportunity to acquire a beautifully appointed two-bedroom residence enjoying a tranquil woodland aspect, dual balconies and generously proportioned accommodation throughout. Surrounded by mature trees and meticulously maintained communal grounds, this elegant apartment combines privacy, comfort and convenience in one of South Dublin's most sought-after residential locations.

Designed with modern living in mind, the accommodation extends approximately 101sqm 1,087sqft) and comprises of a welcoming entrance hall featuring a video intercom system. At the heart of the home is a spacious open-plan dining area seamlessly connected to a contemporary kitchen, creating an ideal environment for both everyday living and entertaining. The kitchen is exceptionally well equipped with an extensive range of high-gloss cabinetry and premium integrated appliances, including Siemens and Electrolux appliances. Double French doors from the dining area open onto a private southeast-facing balcony, creating a wonderful indoor-outdoor flow and providing an idyllic space to relax amongst the peaceful sylvan surroundings.

The elegant sitting room is flooded with natural light through a large picture window overlooking the beautifully landscaped communal grounds. A contemporary Faber gas log-effect fireplace provides an attractive focal point, while direct access to a second balcony enjoys a coveted westerly aspect, capturing the afternoon and evening sunshine.

The bedroom accommodation is equally impressive. The principal bedroom is generously proportioned and features extensive fitted wardrobes, an en-suite bathroom and double doors opening onto the front balcony. The second bedroom enjoys a wonderfully peaceful outlook over the mature, wooded surroundings and benefits from direct balcony access and fitted storage.

A luxurious main shower room is finished to a high standard, featuring a large rainfall shower, quality tiling, fitted storage, and recessed lighting, further enhancing the apartment's sense of comfort and refinement.

Location

Positioned just off Lower Glenageary Road, Traverslea Wood enjoys an exceptional South Dublin location, with the charming village atmosphere of Glashule quite literally on its doorstep. Renowned as one of Dublin's most desirable seaside villages, Glashule offers an outstanding selection of award-winning cafés, artisan food stores, and restaurants, including the ever-popular Cavistons, 64 Wine, Hatch Coffee, and Bakers Corner. Residents can enjoy a wonderful coastal lifestyle, with the seafront, scenic walks, and sailing facilities of Dún Laoghaire all within easy reach. Excellent transport links, including nearby Glashule DART Station, provide swift access to Dublin City Centre, while a superb range of highly regarded schools, sports clubs and everyday amenities further enhance the appeal of this sought-after address. Traverslea Wood offers the perfect balance of village charm, coastal living, and urban convenience.

Accommodation

Hallway 3.3m x 1.5m (10'10" x 4'11") with intercom system

Bedroom 2 3.8m x 3.2m (12'6" x 10'6") with fitted wardrobe and door opening onto the

Rear Balcony 2.7m x 2.3m (8'10" x 7'7") faces southeast and overlooks the wooded grounds

Inner Hall 7m x 1.2m (23' x 3'11")

Hotpress 0.8m x 1.7m (2'7" x 5'7") with shelving, good storage space and houses the tank and pump

Shower Room 2.3m x 2m (7'7" x 6'7") with tiled floor, part tiled walls, shower with monsoon head, WC, wash hand basin, mirror above and recessed lighting

Dining Room 3m x 5.5m (9'10" x 18'1") French doors opening out onto the rear balcony

Kitchen 3m x 3m (9'10" x 9'10") with tiled floor, contemporary kitchen with integrated appliances: Siemens oven, Nordmende stainless steel microwave, Siemens five-ring gas hob, Electrolux fridge freezer, Electrolux dishwasher, Hotpoint washing machine

Sitting Room 4.8m x 4.3m (15'9" x 14'1") with large picture window overlooking the beautifully maintained grounds to the front, Faber log effect gas fire and door opening out to

Front Balcony 2.6m x 2.6m (8'6" x 8'6") west facing overlooking the communal gardens, cupboard housing the Ideal Logic gas boiler

Bedroom 1 3.3m x 4.5m (10'10" x 14'9") very well proportioned, with a fitted wardrobe and double doors opening out onto the front balcony

En suite Bathroom with tiled floor, shower, WC, wash hand basin and a heated towel rail.

BER Information

BER: B1. BER No: 118995588. EPI: 99.28 kWh/m²/yr

Eircode

A96 TF98



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FLOOR PLANS Not to scale - for identification purpose only.



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