



45 Stillorgan Gate
Stillorgan, Co. Dublin

Lisney | Sotheby's
INTERNATIONAL REALTY



45 Stillorgan Gate, Stillorgan, Co. Dublin

Features

- Impressive indoor two-bedroom own door apartment
- Superbly presented generous accommodation
- Feature kitchen/living/dining room with bay window
- Stylish bathroom & en-suite
- Air to Water heat pump providing central heating and hot water
- South facing patio
- Storeroom
- Utility room
- 'A' rated with air to water heat exchange system
- Designated car parking
- Conveniently located a short walk from Kilmacud LUAS
- Floor area approx. 83sqm. (893sq.ft.)

A most impressive own-door, two-bedroomed apartment, enjoying superbly presented generous accommodation in a conveniently located modern development enjoying a sunny south-facing terrace and designated car parking.

Number 45 is an instantly appealing 'A' rated ground floor apartment enjoying tastefully presented contemporary accommodation. When entering the property, one is immediately struck by the quality and attention to detail. The property extends to an impressive approx. 83sqm. (893sq.ft.) and briefly comprises hall, which opens to a large kitchen/living/dining room with bay window overlooking the patio. There is a very well fitted kitchen, utility room, storeroom, two bedrooms, one ensuite and bathroom.

The property enjoys a very convenient location just off Upper Kilmacud Road within minutes' walk from local schools, shops and a host of local amenities including restaurants, coffee shops, boutiques and eateries at nearby Stillorgan and Dundrum Villages. The transport links are second to none with the Luas being minutes' walk away and numerous bus routes running close by. An array of schools and colleges are all within easy reach including St. Benildus College, St Raphaela's Primary & Secondary Schools, Mount Anville Primary & Secondary Schools, Dominican College Sion Hill, St. Andrew's College, Oatlands Primary & Secondary School and Michael Smurfit Graduate Business School at UCD. The property also benefits from a five minute drive from one of the finest shopping centres in Europe at Dundrum.

Accommodation

General: railed cobble-locked courtyard, bordered by flower beds, shrubs and bushes, the porched entrance leads through to

Entrance Hall: with tiled floor

Living/Dining Room: 4.85m x 6.8m (15'11" x 22'4") with timber flooring and Dimplex electric log effect fire

Kitchen Area: 2.9m x 2.95m (9'6" x 9'8") with tiled floor, very well fitted with a good range of presses, cupboards, drawers, quartz worktop with one bowl stainless steel sink unit, glass splashback, four ring Bosch electric hob, extractor hood over, Bosch oven underneath, integrated fridge/freezer and integrated dishwasher.

Utility Room: worktop, presses and cupboards, plumbing for a washing machine, tiled floor

Storeroom: 1.8m x 1.7m (5'11" x 5'7")

Bathroom: Nicely appointed, with bath, rain shower over, vanity wash hand basin, WC, chrome heated towel rail, tiled floor, partly tiled walls

Master Bedroom: 2.8m x 4.9m (9'2" x 16'1") includes built-in wardrobes either side of the bed, door to

En-Suite: comprises quadrant shower with rain shower head, WC, vanity wash hand basin, tiled floor, partly tiled walls and chrome heated towel rail.

Bedroom 2: 2.15m x 4.2m (7'1" x 13'9") includes built-in wardrobes

Outside: As previously mentioned, the property enjoys an attractively landscaped south-facing patio, which is bordered by flower beds of shrubs and bushes.

Management Company

Smith Property Management

Annual Service Charge

€1,375

BER Information

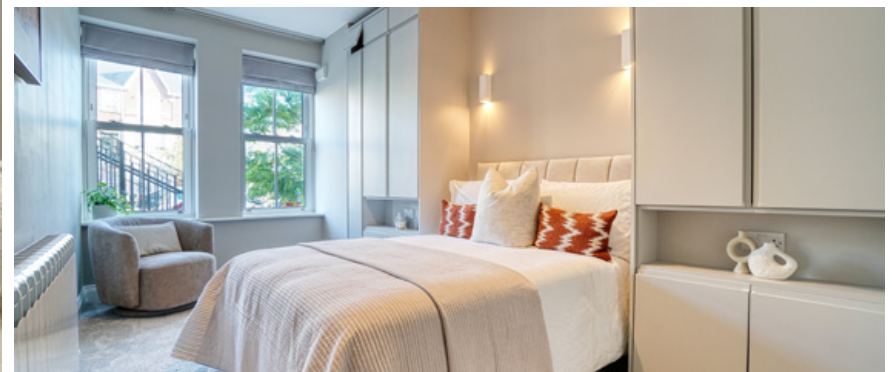
BER: A3

BER No.:111456091

EPI: 63.82kWh/m2/yr

Eircode

D14 H0A6



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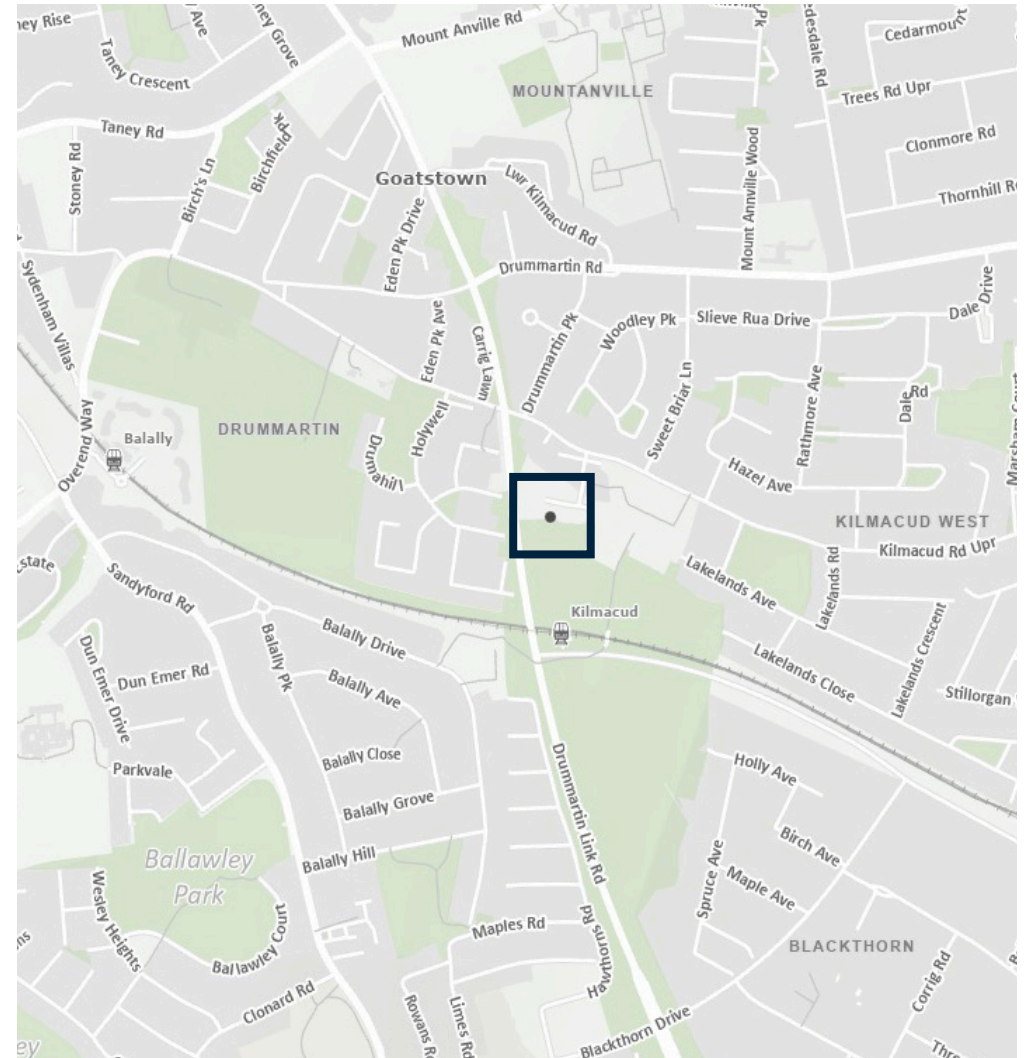
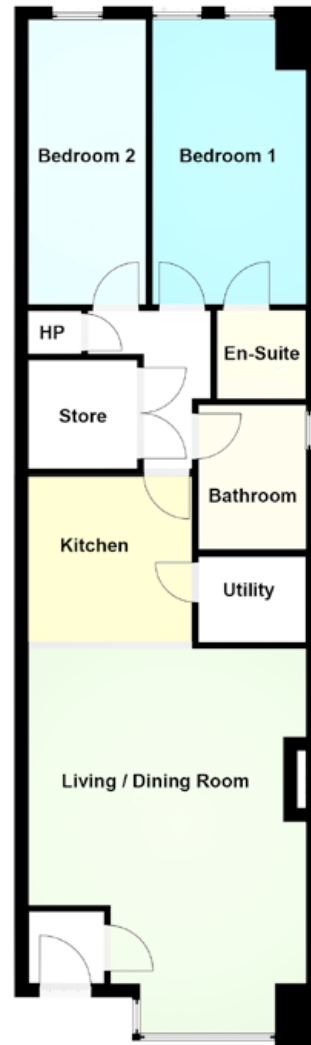
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FLOOR PLAN Not to scale - for identification purpose only.



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