

# 25 TRAVERSLEA WOODS

GLENAGEARY ROAD LOWER • GLENAGEARY • CO. DUBLIN





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*A stunning two double bedroom apartment situated on the top floor of this exclusive O'Malley Homes development; conveniently situated off the Lower Glenageary Road with the added benefit of sea views from both bedrooms and one secure underground parking space*

## Accommodation

No. 25 is accessed via a private bridge from the communal staircase hall which also features a lift down to the underground parking. Extending to approx. 90 sq. m. / 968 sq. ft. the apartment is generously proportioned throughout while the south westerly floor to ceiling windows ensure the living space is flooded in natural light.

A spacious entrance hall opens to the left into the impressive open plan living and dining room which in turn wraps around to the contemporary kitchen. The living area features an enclosed gas fireplace with built in book shelves either side while there is ample space for a large dining table in front of double doors opening on to the paved south facing terrace, in ideal spot for enjoying the manicured gardens below. The fully fitted kitchen has an ivory gloss lacquered finish with a natural stone worktop and a mixture of Siemens and Electrolux integrated appliances.

There are two large double bedrooms to the rear of the apartment, both with far reaching sea views across to Howth in the distance. The master bedroom features an en-suite shower room with Roca sanitary ware and built in wardrobes. The second double bedroom also features built in wardrobes while there is a shared bathroom and a good sized hot press back off the entrance hall.

No. 25 is without doubt one of the area's finest apartments and could be moved into without further expense. It is ideal for downsizers, first time buyers or investors alike.







Features include gas fired central heating, high quality laminate wooden flooring in the living space, extra tall oak doors and a Europlex alarm system.

### Location & Amenities

Traverslea Woods is one of Glenageary's most desirable addresses and is discreetly situated off the Lower Glenageary Road behind electric security gates. There are beautifully maintained grounds to enjoy while its location is ideal, only a short stroll from the sea. Close to the villages of Dun Laoghaire, Sandycove, Glasthule and Dalkey there is an excellent selection of bars, eateries and specialist boutiques to choose from close by.

The coastal setting provides a host of maritime activities including walks along the seafront and swimming at the 40 Foot. Also nearby are Glenageary Lawn Tennis Club and Killiney Hill Park which provides great walks, a children's playground and rock climbing.

The area enjoys access to the DART with Glenageary Station only a short walk away while it is well serviced by bus routes to and from the city centre.



## Features

- Top floor with lift
- Two double bedrooms (one en-suite)
- Sea views across to Howth from both bedrooms
- South facing terrace
- Secure gated development
- Landscaped communal grounds
- Gas fired central heating
- Alarm
- One underground parking space

**Service Charge:** Approx. €2,660 pa

**BER:** B3

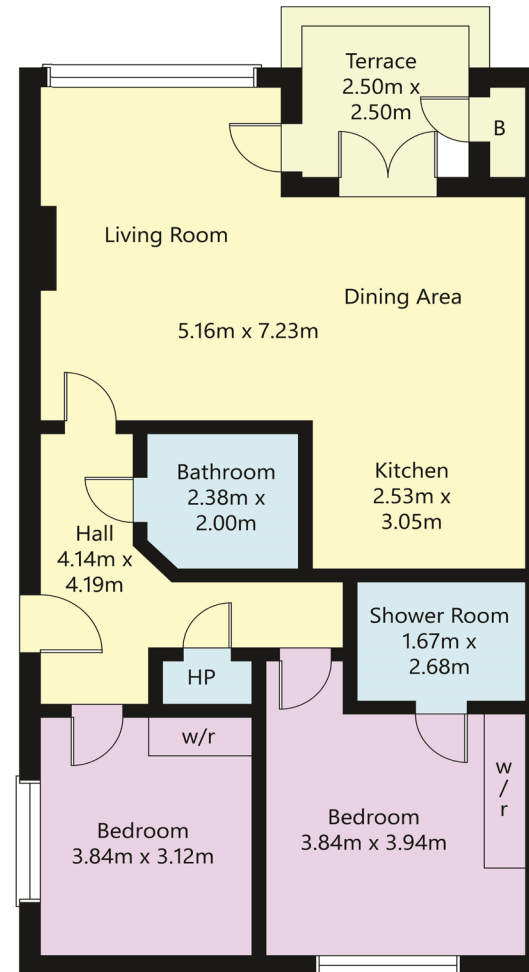
**BER Number:** 100725837

**Energy Performance Indicator:**

149.89 kWh/m<sup>2</sup>/y

**Approximate Size:** 90 sqm / 969 sq. ft.

**Viewings:** Strictly By Appointment



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