

For Sale

By Private Treaty

AMV

€325,000

grimes^g



1 Bedroom Fourth Floor Apartment - c.42.7m² / 460ft²

FOR SALE BY PRIVATE TREATY

Apt 33 The Willow
Parkview
Stepaside
Dublin 18
D18 H3EE

BER B3



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PSRA Licence No. 001417

DESCRIPTION

Grimes are pleased to present No. 33 The Willows, a superb one-bedroom apartment ideally positioned within the well-regarded Parkview development. This secure and established residential setting is known for its peaceful surroundings and well-maintained communal areas, making it a highly attractive option for both owner-occupiers and investors alike.

Built in 2006, the apartment itself is presented in excellent condition throughout and offers bright, well-balanced accommodation extending to approximately 42.7 sq.m / 460 sq.ft. Internally, the layout has been designed with comfort and practicality in mind, comprising an inviting entrance hallway, a spacious open-plan living and dining area filled with natural light, a fully fitted kitchen, a generous double bedroom with ample storage, and a contemporary bathroom. The property further benefits from a designated parking space and enjoys elevated views across Dublin Bay towards Howth, adding to its overall appeal.

Located in the heart of Dublin 18, this address offers an exceptional blend of convenience and lifestyle. The nearby Stepside village continues to grow in popularity and provides a great selection of cafés, restaurants, and everyday amenities, all within easy walking distance. For more extensive retail and leisure options, both Dundrum Town Centre and Sandyford are just a short drive away.

Connectivity is a key feature of this location. The Glencairn LUAS stop is within comfortable walking distance, offering quick and efficient access to the city centre, while the M50 at Junction 14 is easily accessible, connecting you to the wider Dublin area and beyond.

ACCOMMODATION

Entrance Hallway 3.02m x 3.62m	Bright welcoming entrance hallway with storage area.
Main Bathroom 1.84m x 2.42m	Fully tiled with wall mounted WC and wash hand basin. Bath with shower and screen, heated towel rail.
Living/Dining Area 6.16m x 3.17m	Bright and spacious with door to balcony area. The balcony is c 6.80m long offering a lovely outdoor space with tree top views. Fitted kitchen with integrated appliances and tiled floor.
Utility Room 1.84m x 1.43m	Plumbed for washing machine
Bedroom 3.62m x 3.03m	Spacious double bedroom with door to balcony area. Built in wardrobes.
Family bathroom 1.74m x 1.95m	Fully tiled floor to ceiling with bath, whb, wc & window

FEATURES

- Designated parking space included.
- Annual Service charge €1697.50
- Presented in excellent condition throughout
- Elevated views towards Howth and Dublin Bay
- Secure and well-maintained residential development
- Walking distance to LUAS Green Line (Glencairn stop)
- Easy access to M50 (Junction 14, Sandyford)
- Close to Stepside Village with a range of shops, cafés, and restaurants
- Short drive to Dundrum Town Centre and Sandyford Business District
- Excellent access to outdoor amenities including Fernhill Park & Gardens and Dublin Mountains
- Convenient to a selection of schools, childcare facilities, and sports clubs

IMAGES





PRICE

AMV €325,000

VIEWING

By appointment
Dermot Grimes

Please contact us to arranging a viewing.
We are open from 9 am to 5.30 pm Monday to Friday and by appointment on Saturdays.

THINKING OF SELLING YOUR PROPERTY?

We at Grimes, Skerries would be delighted to offer you a free valuation appraisal on your property. We will advise you on value, method of sale and presenting your property to it's highest potential.

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MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.2% (Green Rate for homes with an Energy Rating – BER- of B3 or better – no cashback) **Or 3% cash back** for any First Time Buyer / Trade Up & Refinance loans issuing until 31st December 2026.

2% Back -in-Cash at drawdown means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown. (eg. €300k = €6k)

1% Back-in-Cash in year 5 means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date (e.g. €300k = €3k)



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CONDITIONS TO BE NOTED: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.



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