



14A Willow Court, Druid Valley, Cabinteely,
Dublin 18. D18 KV4D

Beirne
& Wise



No 14a Willow Court is an attractive ground floor apartment located in the quiet parkland setting of Druid Valley in Cabinteely. Built in 1998, the well laid-out accommodation extends to 63sq.m. and comprises entrance hall, spacious reception room with a patio door opening to the front patio, this room is open plan to the kitchen. An inner hall opens to two well-proportioned bedrooms and a family bathroom completes the accommodation.

This apartment enjoys its own door entrance, together with generous outdoor space with a front south-facing patio and a rear decked terrace. The side entrance adds an extra layer of convenience, making access for bikes easy and straightforward.

This apartment provides a tranquil environment while still being within easy reach of local amenities. Druid Valley is adjacent to Cherrywood and the LUAS stop at Cherrywood is a leisurely 15-minute stroll away providing easy access to the city centre and surrounding area. The M50 (exit 16) and N11 QBC are easily reached. The DART at Shankill is a short drive away.

Cabinteely and Shankill villages are both close by and offer a wide variety of local shops, restaurants, sports, and recreational amenities.

Project Cherrywood will bring a big change to the immediate area, with the Cherrywood LUAS stop at street level in the heart of a new town centre. There will be a variety of shops, boutiques, proposed cinema and other leisure and entertainment outlets alongside restaurants, bars, and a hotel. There will also be three new parks. Cherrywood Business Park is located close by which boasts several global companies, a convenience store, creche, cafes and a Ben Dunne leisure facility.



Features

- Ground Floor 2 Bed Apartment
- Two Double Bedrooms
- Side Entrance to Rear Terrace
- Resident's Parking
- Close to Cherrywood Luas and Proposed Town Centre
- 63 Sq.M
- Own Door Entrance
- Front Patio
- Landscaped Grounds
- Close to N11 City Bound Bus Routes

Accommodation

ENTRANCE HALL

Wooden floors, built in storage.

LIVING/DINING ROOM

5.72m x 3.38m

Patio door to the front. Corner fireplace with gas fire inset. Wooden floors.



KITCHEN

2.78m x 2.44m

With wall and floor cupboards, appliances include an oven and hob with overhead extractor, dishwasher, washer/dryer and fridge freezer. Hot press cupboard.

BEDROOM 1

2.96m x 4.68m

Double room with wooden floors and a built in wardrobe. Patio door to rear terrace.

BEDROOM 2

2.46m x 4.50m

Double room with wooden floors and a built in wardrobe. Patio door to rear terrace.

BATHROOM

Complete with W.C., wash hand basin and a bath with shower fittings and a glass shower screen. Fully tiled.

OUTSIDE

South facing patio to the front and a gated side passage leads to the rear decked patio.

SERVICE CHARGE

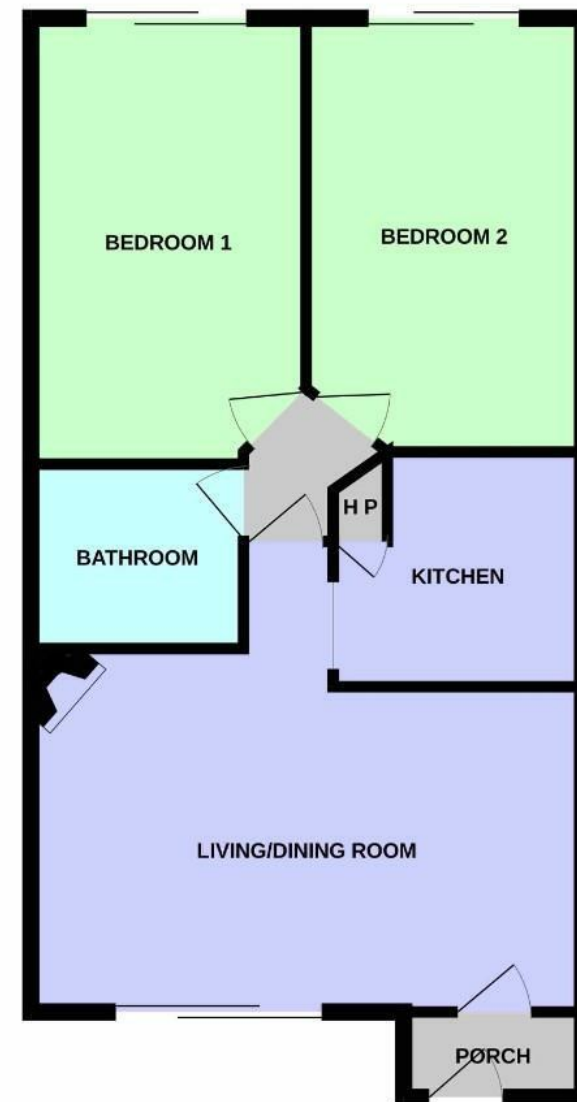
Benchmark Property Management

Service Charge €1,225.80 per annum (€825.80 plus €400 sinking fund charge contribution)

B E R

BER No. 114379860





**Beirne
& Wise**

12a Carysfort Avenue, Blackrock, Dublin,
t: 01 2880900
e: info@beirnewise.ie
www.beirnewise.ie

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