



24 Cassian Court South, Royal Canal Park, Dublin 15.

 **HUNTERS**
ESTATE AGENT

www.househunters.ie

BER D1

For Sale by Private Treaty

Hunters Estate Agents are delighted to present this wonderfully spacious 2 bedroom fourth floor apartment with its own allocated surface car parking space. This modern dual aspect apartment is notably bright and spacious throughout and benefits from two balconies.

Its proximity to the local Centra store, the hairdressers and Early Learning Crèche makes for a very convenient choice. There is an on-site gym and the proximity of the canal allows for leisurely walks.

A notable feature of this fine apartment is double height ceilings in the living room which allows an abundance of natural light to pour into the room.

There is an abundance of local amenities nearby at Rathbourne including Superquinn, a Coffee Shop, Asian/Thai Restaurant & Bar, Hairdressers & chemist shop, all adjacent to Ashtown Train Station which is a mere 10 minute stroll. The train offers easy access to the city centre. The development is also serviced by Dublin Bus with numerous bus services operating nearby on the Navan Road.

Viewing is essential and highly recommended.

SPECIAL FEATURES

- » Well-presented 2 bedroom, 4th Floor apartment.
- » Master bedroom ensuite
- » 2 x balconies
- » Allocated surface car parking space
- » Electric Storage Heating
- » Dual aspect
- » Approx. 77 sq m / 829 sq ft
- » Close to all local amenities including shops and recreational facilities.



ACCOMMODATION

ENTRANCE HALL

3.75 (12'4") x 1.58 (5'2")

Semi solid wood flooring, spot lighting, storage heater.

KITCHEN / LIVING ROOM

6.45 (21'2") x 5.97 (19'7")

Bright open plan living room featuring double height ceilings. Semi-solid floors and door to balcony. Kitchen wall and base units, oven and hob, dishwasher, fridge/freezer, tiled floor.

BEDROOM 1

3.84 (12'7") x 3.04 (10'0")

Carpeted, venetian blinds, fitted wardrobes and access to balcony.

ENSUITE

2.18 (7'2") x 1.54 (5'1")

Well appointed with tiled flooring, part tiled walls. WC, wash hand basin and shower unit.

BEDROOM 2

Good size double bedroom with carpet flooring and built in wardrobes.

BATHROOM

2.24 (7'4") x 1.68 (5'6")

Well appointed with large sink, bath with shower fixture and WC. Tiled floor and part tiled walls.

STORAGE / UTILITY ROOM

3.84 (12'7") x 1.54 (5'1")

Plumbed for washing machine, fitted shelving, water cylinder.



MANAGEMENT COMPANY

Kingfisher Management Company

SERVICE CHARGE

Approx. €1,763.59 (2013)

DIRECTIONS

Travelling along Ratoath Road, cross over level crossing and enter development on your left hand side. Continue into development and follow road around to the left. Take right at next roundabout and continue straight ahead. Cassian Court is the block facing you adjacent to the Centra Shop.

BER DETAILS

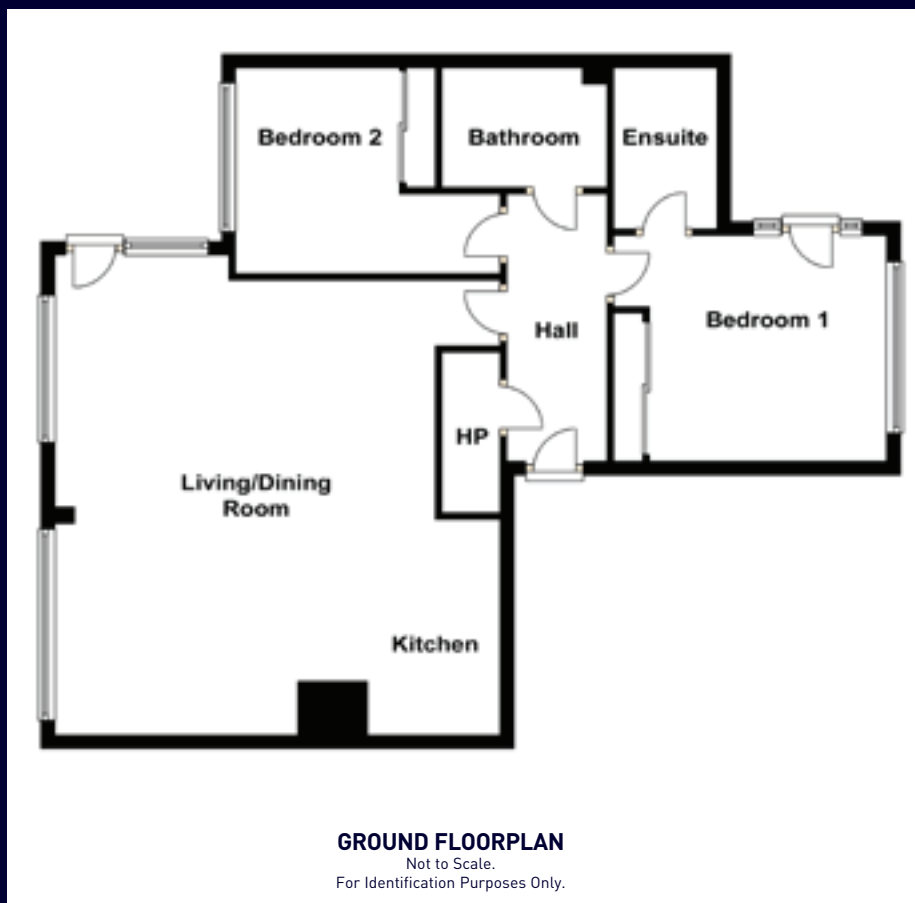
BER Rating: D1

BER Number: 106405525

Energy Performance Indicator:
246.56 kWh/m²/yr

VIEWING

Viewing by appointment only with sole selling agents, Hunters Estate Agent, City Centre on 01 668 0008 or email: info@huntersestateagent.ie



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