



8 Station Court Hall, Coolmine, Dublin 15

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER C1

For Sale by Private Treaty

Hunters Estate Agent are delighted to bring to the market this spacious two bedroom duplex apartment. Situated in the quiet development of Station Court Hall along the Royal Canal Way. Ideally located within a close proximity of the Phoenix Park and an array of amenities offered in Castleknock Village as well as being within walking distance of many amenities such as schools, shops, bus and train routes, and many more.

No. 8 is presented in excellent condition throughout and extends to approx. 67 sq m / 721 sq.ft. The bright and spacious accommodation is set over two floors and briefly comprises entrance hall, open plan living room with dining area and kitchen, and double doors to the balcony. On the first floor there is a master bedroom with ensuite, a further double bedroom and a main bathroom. There is a large balcony accessed from the living room and ample car parking to the front of the property.

Ideally situated in a quiet residential development this property is in easy reach of a variety of amenities including local shops, Blanchardstown Shopping Centre and schools. Castleknock village is within striking distance and offers an array of restaurants, bars and boutique shops. The Phoenix Park is located within close proximity, one of the largest walled city parks in Europe offering ideal recreational space. The city centre is easily accessed via public transport, including the train at Coolmine Train Station, located a short stroll away. Transport links including the M50 and N3 motorways are also easily accessible from this development.

Viewing is highly recommended for owner occupiers and investors alike.



SPECIAL FEATURES

- » Two bedroom duplex own door apartment.
- » Extending to approx. 67 sq m / 721 sq.ft.
- » South facing balcony.
- » Wired for alarm.
- » Gas fired central heating.
- » Double glazed windows.
- » Ample surface car parking.
- » Situated in a quiet development with landscaped communal gardens, alongside the Royal Canal Way.
- » Desirable location minutes from an array of amenities including Blanchardstown Shopping Centre, schools and shops.
- » Conveniently located within striking distance of Castleknock Village and the Phoenix Park.
- » Excellent transport links including Coolmine train station and bus routes to the City Centre

ACCOMMODATION

ENTRANCE HALLWAY

1.89m x 1.9m (6'2 x 6'23)

Welcoming entrance hall with carpet, alarm panel and door to

STORAGE CUPBOARD

.89m x 1.7m (2'9 x 5'6)

Clever storage cupboard with insulated cylinder.

LIVING ROOM / DINING AREA

3.8m x 5.9m (max.) (12'5 x 19'4)

Bright living room with dining area, UPC point, carpet and double doors leading to south facing balcony.

KITCHEN

3.2m x 2.1m (max.) (10'5 x 6'9)

Range of fitted wall and base units incorporating worktop area with stainless sink and draining board, Zanussi oven and hob, extractor fan, Hotpoint washing machine and Zanussi fridge freezer.

STAIRS TO FIRST FLOOR

MASTER BEDROOM

3.42m x 3.79m (11'2 x 12'4)

Double bedroom with built in wardrobe, UPC point and carpet.

ENSUITE

2.24m x .91m (7'35 x 2'9)

Suite incorporating shower cubicle, whb, medicine cabinet, shelving, shaving light, w.c. and tiled floor.

BEDROOM TWO

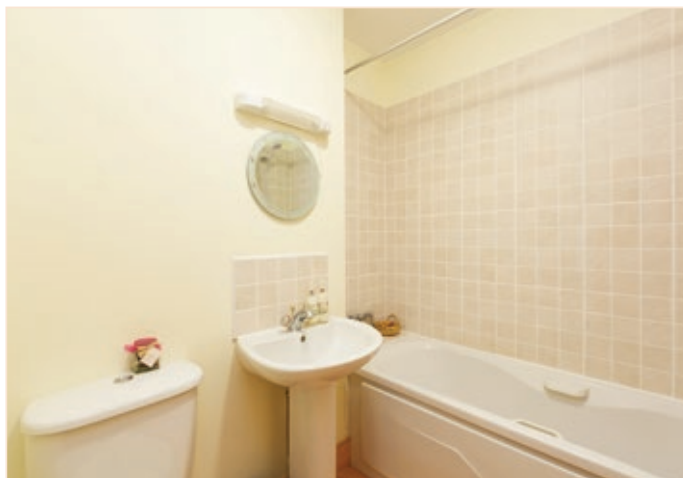
3.74m x 2.4m (12'27 x 7'8)

Double bedroom with built in wardrobes and carpet.

BATHROOM

1.92m x 2.05m (max.) (6'3 x 6'73)

Suite incorporating bath with shower attachment, whb, w.c. and tiled floor.



OUTSIDE

There is a south facing balcony overlooking the communal gardens accessed from the living room. To the front of the property there is ample surface car parking.

DIRECTIONS

Travelling from the Castleknock direction along Carpenterstown Road, continue onto the Coolmine Road take a left turn onto the Clonsilla Road take the next left turn at Coolmine Cross, continue to the end of the development, take a right turn and no. 8 is on the left hand side.

MANAGEMENT COMPANY

Smith Property Management
Ph:01-8255423
Email:info@spm.ie
Service Charge
€761.16 per annum

BER DETAILS

BER: C1
BER Number: 108648379
Energy Performance Indicator: 152.77 kWh/m²/yr

VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email: citycentre@huntersestateagent.ie



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Terms and Conditions

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FLOOR PLANS

Not to scale. For identification purposes only.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.