

FOR SALE

BY PRIVATE TREATY

**12 Knocklyon Gate
Knocklyon
Dublin 16
D16 FW11**



One Bedroom Apartment
c.51.1sq.m /1550sq.ft



Price: €220,000

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DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning LARGE one bedroom apartment located on the top floor of Knocklyon Gate, Knocklyon, D16. The location is excellent; Woodstown Village is a leafy, tree lined development with shops, and leisure facilities on the doorstep, whilst being at the foothills of the Dublin mountains. There are a host of nearby amenities including Knocklyon and Rathfarnham Shopping Centres. The apartment is a short walk to both St. Colmcilles National School and Community School and other well regarded schools including Terenure College, Rockbrook Park School and Colaiste Eanna which are very reachable either by bus, car or bicycle. The apartment is conveniently located minutes from the M50 road network and on different, direct bus routes to the City Centre. In addition, the extensive shopping facilities at Dundrum Town Centre are within a short drive. Interior living accommodation of c. 550sq.ft comprises of entrance hallway with storage press, open plan lounge/dining area with fitted kitchen, double bedroom, main family bathroom and a large wrap around south facing balcony perfect for relaxing after a long day...!! No. 12 is presented in pristine condition throughout. Interest will be seen from first time buyers, anyone looking to downsize and investors.

FEATURES

- c. 550sq.ft
- Management fee c. €1,776
- Top Floor property with South facing wrap around Balcony
- Balcony access via lounge and bedroom
- Storage Electric heating
- Under floor heating in lounge
- New flooring in living room and bedroom
- Pristine condition throughout
- Fully fitted kitchen
- 1 Bed / 1 Bath
- BER D2
- Double glazed windows
- Mature and highly sought after development
- Within easy reach of M50 Motorway
- Viewing highly advised!



ACCOMMODATION

HALLWAY

4'02" x 1'89" (13.1m x 6.2m)

Tiled flooring, access to lounge, bedroom, storage bathroom and hotpress.

LOUNGE

5'25" x 4'08" (17.2m x 13.3m)

Large bright room with laminate flooring and access to the balcony.

KITCHEN

2'08" x 1'9" (6.8m x 6.2m)

Tiled flooring, fitted kitchen with open lounge.

BATHROOM

2'2" x 1'8" (7.2m x 5.9m)

Partly tiled walls, tiled flooring, wc, whb with a shower and bath.

BEDROOM

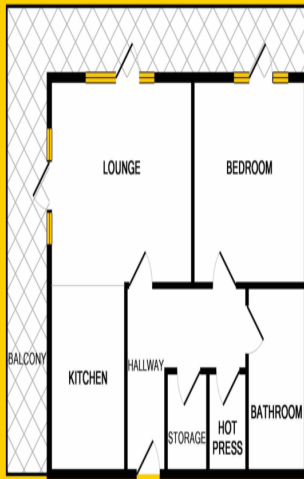
3'57" x 3'35" (11.4m x 10.8m)

Double bedroom, laminate flooring, built in wardrobes with access to the balcony.

REAR

South facing wrap around balcony.





VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

NEGOTIATOR

Alanna Tyrrell and she can be contacted on 01 4030720 or 0860606879

Alternatively you can send an email to alanna.tyrrell@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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