

FOR SALE

BY PRIVATE TREATY

56 Castlegate Dene
Adamstown
Co. Dublin



One Bedroom Apartment
c.42.7sq.m. /460sq.ft.



Price: €169,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce no. 56 Castlegate Dene to the market – A magnificent one bedroom apartment located on the second floor. Adamstown continuously proves to be one of Dublin’s most sought after locations and is it any wonder why? Within a short stroll you will find a variety of local shops, shopping centres, schools along with Adamstown’s magnificent train station bringing you to the heart of Dublin’s City Centre in 20 minutes.

Interior living accommodation comprises of entrance hallway with generous storage room, main family bathroom, one double bedroom and an open plan dual aspect lounge/kitchen. No. 56 is an end unit which is flooded with an abundance of natural light and with most inviting bright and airy living space throughout. It boasts a sunny west facing balcony off the bedroom which is ideal for evening relaxation. The ground floor block door provides access to only two apartments so it offers an extreme sense of privacy and security. Early interest is sure to be seen from both 1st time buyers and investors; Call Ray Cooke Auctioneers today!

FEATURES

- c. 460 sq ft
- Management fee c. €900 per annum
- 2nd floor
- Only 2 apartments within the “block”
- End unit
- Dual aspect living accommodation
- Gas fired central heating
- Double glazed windows
- Large double bedroom
- Open plan lounge/kitchen
- Fitted modern kitchen
- West facing balcony off bedroom
- Ample parking space to front
- Within arm’s reach of Adamstown Train Station
- A variety of amenities within easy reach
- Ideal for both 1st time buyers & investors!



ACCOMMODATION

ENTRANCE HALL

6'8" x 6'8" (2.1m x 2.1m)

Timber flooring, storage room, access to bathroom, bedroom and lounge.

BATHROOM

6'8" x 6'8" (2.1m x 2.1m)

Fitted bathroom with wc, whb and bath with shower attachment.

BEDROOM 1

11'8" x 10'1" (3.6m x 3.1m)

Double bedroom with timber flooring, wall of built in wardrobes and access to balcony.

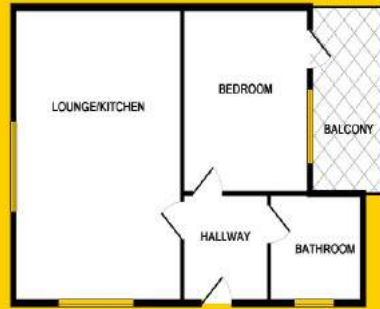
LOUNGE/KITCHEN

17'7" x 13'7" (5.4m x 4.2m)

Dual aspect lounge with timber flooring and bright bay windows, kitchen with tiled floor and splashback and fitted units.



FLOOR PLANS



Our floor plans are provided for the sole purpose of giving you an idea of the layout and dimensions of the property. They are not intended to be used as a contract or a legal document. Model: 1011 (Residex 02/11)

DIRECTIONS

Passing Finnstown House Hotel on your right hand side, proceed ahead and after next traffic light junction turn right onto Castlegate Way. Turn left onto Castlegate Park, turn left again onto Castlegate Dene and at the T-Junction turn left. Follow the road as it veers to the right and the entrance to no. 56 can be found on the right hand side.

LOCATION



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

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

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

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
01 40 30 720 or 087 99 44 036

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CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie



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