

62 Skelligs Court, Waterville, Blanchardstown, D15



Guide €270,000

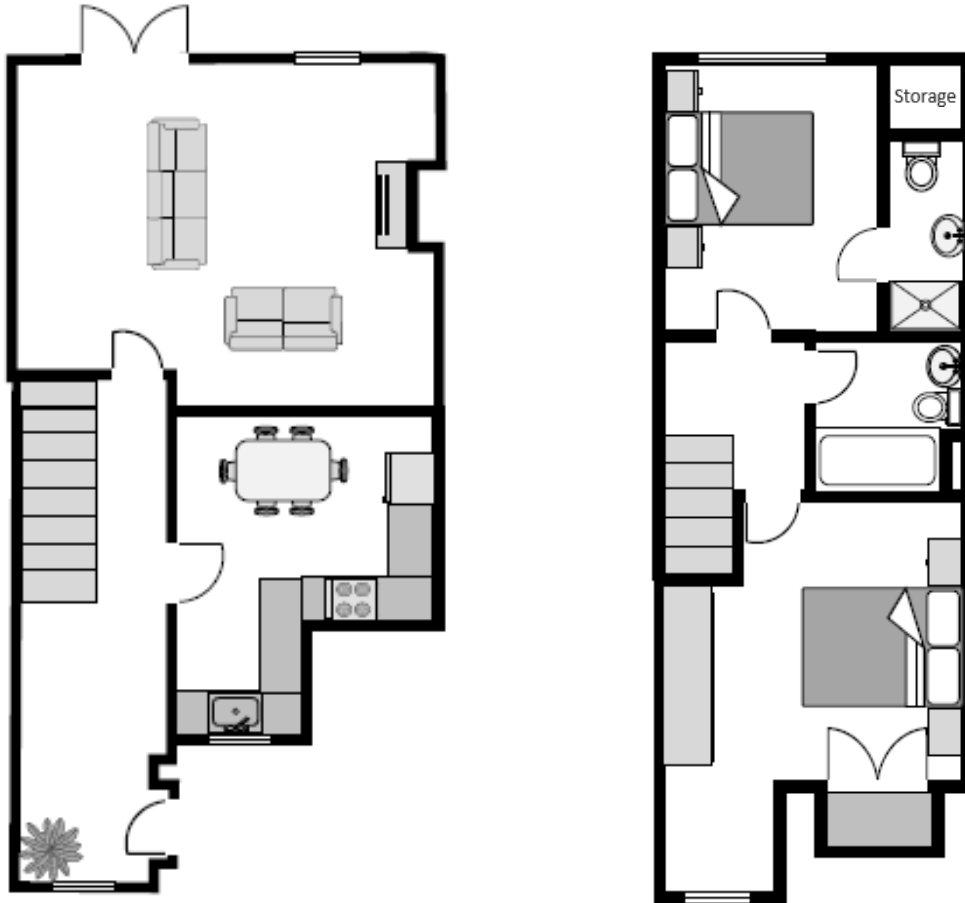
2 Bed Duplex

For Sale

- Own door Duplex Apartment
- Gas fired central heating
- 99.0 sq m / 1065.63 sq ft
- Ample Parking



Floor Plans



62 Skelligs Court, Waterville, Blanchardstown, Dublin 15

98.89 sq.m / 1063.8 sq.f

(Not to exact scale, for illustration purposes only).

Room Sizes

Hall: 1.8 x 7.2 m

Landing: 2.0 x 3.1 m

Kitchen: 12.95 sq.m

Bedroom 1: 15.441 sq.m

En-suit: 1.116 x 2.778 m

Living/Dining: 5.607 x 4.553 / 5.401 m

Bathroom: 1.7 x 2.119 m

Bedroom 2: 3.607 x 2.937 m

(Approximate measurements)



Get Property Estate Agents are delighted to offer this fully refurbished, very large, two-bedroom two-bathroom duplex apartment in Skelligs Court, Waterville. The sizeable (99 sq. m.) property is located in a private, leafy cul de sac.

It enjoys a considerable amount of outdoor space accessible from the living room. The property comprises of entrance hallway, leading to a generous, tastefully decorated separate kitchen and a large, bright living room that features an electric/gas fireplace and access to the green at the back. First floor of this duplex apartment finds a master bedroom with en-suite and integrated wardrobes, a second double bedroom with six doors of integrated wardrobes and a private balcony and a communal bathroom.

The own door property comes to the market in walk-in condition, it has been fully painted and new wooden flooring has been laid throughout. It benefits from GFCH, concrete flooring on each level, ample parking making this a great opportunity to acquire a nice property in this highly sought-after area.

Built in 2003 Waterville is a much sought-after well-maintained development which incorporates a mixture of residential units, a local Spar shop and a communal children's playground, making it an excellent choice for owner-occupiers and investors alike.

The location of Waterville is excellent being only a short stroll to Blanchardstown Village, Blanchardstown Shopping Centre and close to all amenities including James Connolly Hospital. The M50 & M3 Motorways are easily accessible, and the area is well served by bus with bus routes 17A, 38, 38A, 220 & 236 all within an easy walking distance.

The estate is well managed by Bohan Hyland. The annual service charge is just over €900.00, however if you pay quickly then you receive a 15% discount. These fees cover upkeep of the estate, bins and block insurance.





Terms:

For Sale by Private Treaty
Viewing strictly by appointment only

Negotiator Handling Sale:

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BER:

BER: C3
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EPI: 207.19 kWh/m²/yr



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