

FOR SALE BY PRIVATE TREATY

135 CASTLE FARM

SHANKILL DUBLIN 18 D18DD80

Asking Price

€485,000



**Tom
O'Higgins**
ESTATE AGENT

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2 Bed – 1 Bath

71sqm / 764 sqft

ASKING PRICE €485,000

Nestled in this charming cul de sac, 135 Castle Farm is a 2 bed mid-terrace townhouse of immense style and quality, ideally located next to Shanganagh Park and Shankill Village with its wide array of amenities including local shopping, cafes, pubs and restaurants as well as excellent transport links with multiple bus routes, the Dart and easy access to the N11 and M50 road networks close by.

Extending to 71sqm / 764 sqft the accommodation comprises an entrance porch, living room to the front with immaculate solid wood flooring and wood burning stove. The kitchen is to the rear with the dining area located in the bay window over looking the rear garden. The stairway leads from the living room illuminated with feature led lighting to the landing. There are two double bedrooms both with fitted wardrobes and a stylish, recently remodelled bathroom.

Outside, to the front there is a cobble locked parking apron and to the rear a beautifully landscaped, low maintenance, split level garden with sandstone paving, patio area, raised sleeper beds and timber shed.

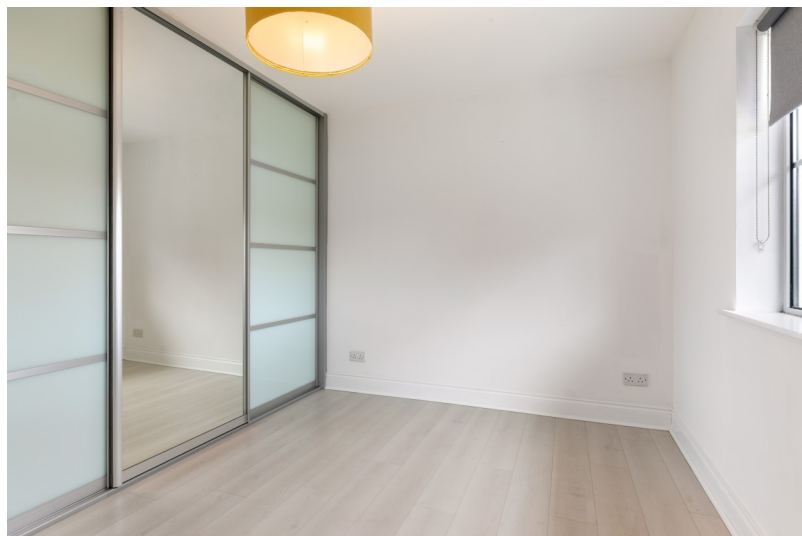
The convenience of the location cannot be overstated; the property is adjacent to Shanganagh Park which offers amenities such as woodland walks, sports fields, a playground and a dog park to name just a few. Shankill Beach is within walking distance, as is Shankill Dart station with a new (even closer!) Dart Station at Woodbrook currently under construction.

FEATURES

- Presented in excellent order throughout
- Adjacent to Shanganagh Park
- Landscaped rear garden
- Gas fired central heating with Hive controls
- Excellent attic storage
- Security alarm
- Off street parking

BER

C1 No: 113195424 157.52kWh/m²/yr



ACCOMMODATION

Porch

With tiled floor.

Living Room

To the front with solid wood flooring, feature fireplace with stove inset with, timber mantle and polished granite hearth. Bespoke solid oak shelves and storage cupboard off the living room.

Kitchen

With tiled flooring and a range of fitted wall and floor units with ample counter space and tiled splash back. Floor-to-ceiling full length Rational bay window with door leading to the rear garden.

Landing

With carpet flooring and attic hatch with pull down ladder. Large attic, partly floored for storage.

Bedroom (1)

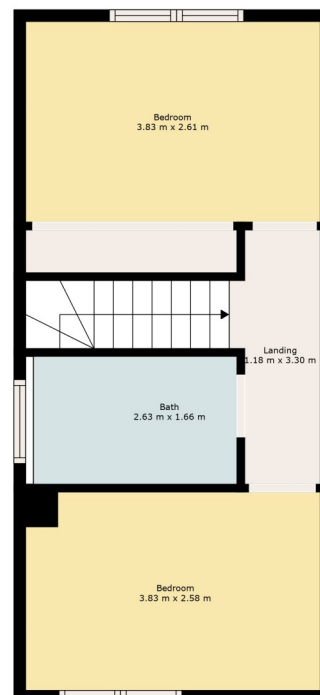
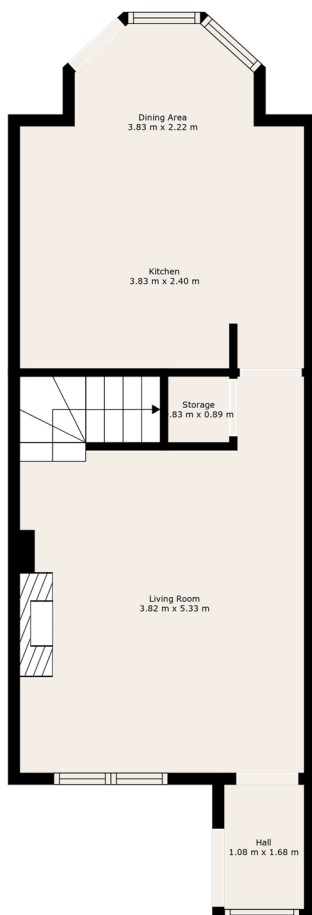
Double room to the rear with laminate flooring and floor to ceiling sliding wardrobe.

Bathroom

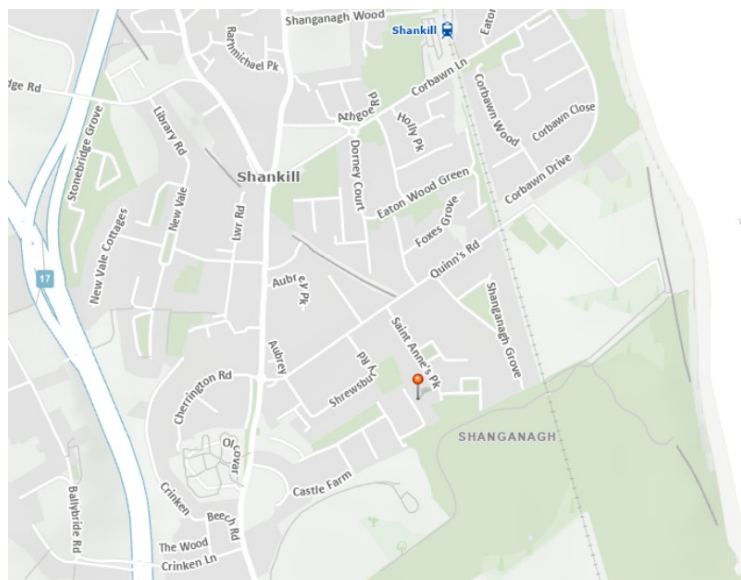
Totally refurbished bathroom with Stracciatella Blanco Terrazzo tiled floor and walls. Feature mirror with lighting, Bluetooth sound system and de-mister. Walk in shower, w.c. and w.h.b.

Bedroom (2)

Double room to the front with fitted wardrobes.



Not to scale. For identification only.



Tom O'Higgins

ESTATE AGENT

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