



24, Castle Court, Killiney, County Dublin, A96 KP29

c. 70 sq.m / 754 sq.ft

**DNG Dun Laoghaire**

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## 24, Castle Court, Killiney, County Dublin, A96 KP29

DNG are proud to launch 24 Castle Court to the open market. Ideally positioned in a small and very private development, this superb two bedroom extended bungalow will certainly appeal to a wide variety of purchasers including first time buyers, down sizers and investors. Renovated in 2015, this home is situated within the highly sought after development, nestled in off the Killiney Road.

The bright well laid out accommodation of c. 70 sq.m / 754 sq.ft comprises entrance hall, kitchen/livingroom/diningroom, sunroom/conservatory, 2 bedrooms and a bathroom.

The location is excellent. Shankill and Ballybrack Villages are both close by offering a range of shops and amenities. Carrickmines Retail Park is also within a short drive. The DART stations at Shankill and Killiney are just a short walk away as are numerous bus routes. The N11, M50 and Green LUAS Line are within easy reach, as are the popular areas of Killiney, Dalkey and Sandycove. The area is now further enhanced with a superb new shopping centre with a Lidl supermarket located close to Shankill Village. The area boast numerous and popular secondary and primary schools.

Rear and Side Garden.

Wonderful private rear garden mainly in lawn and bordered by shrubs and plants. Outside shed/office.

### Accommodation

Entrance hallway: 0.86m x 1.17m with cloakroom area

Bed 2: 2.64m x 2.52m

Kitchen/Dining/Living: 6.30m x 4.67m .

Bathroom 1.93m x 1.77m

Sunroom: 3.23m x 4.22m

BER:C2

Bed 1: 3.58m x 3.51m

BER No. 103970265

Energy Performance Indicator: 197.94 kWh/m<sup>2</sup>/yr

### Features

- Superb 2 bedroom extended bungalow
- Corner garden with sunny aspect
- Renovated in 2015
- Excellent C2 Energy Rating
- Rewired 2015
- New Windows 2015
- Gas fired central heating
- New Boiler and Heating System 2019
- Underfloor heating in bathroom
- Solid fuel stove
- Vaulted ceilings
- Flooded with natural light
- High quality wardrobes
- Fully fitted kitchen (to include oven, hob, dish washer, washing machine & fridge/freezer)
- Outside shed/office (with underfloor heating)
- Annual management charge €520
- One allocated parking space plus additional visitor parking
- Exclusive cul de sac location
- Opposite attractive green
- Excellent location close to Dalkey, Killiney and Sandycove
- Convenient to DART station
- Surrounded by excellent schools

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