

**FOR SALE**

BY PRIVATE TREATY

**43 Castlegate Park  
Adamstown  
Lucan  
Co Dublin  
K78 X034**



Three Bedroom Apartment  
c.69.5sq.m /748sq.ft



**Price: €249,000**

PSR Licence Number 002307

[raycooke.ie](http://raycooke.ie)



## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce no. 43 Castlegate Park to the market. 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. Most spacious interior living accommodation of c. 69.5 sq m comprises of entrance hallway, kitchen/breakfast room, lounge, three double bedrooms and main family bathroom. No. 43 is on the first floor and is flooded with an abundance of natural light and with most inviting bright and airy living space throughout. It comes with modern fixtures and fittings throughout and with its own private, sunny balcony overlooking the green area to the front. Early interest is sure to be seen from both 1st time buyers and investors; Call Ray Cooke Auctioneers today!

## FEATURES

- c. 69.5 sq m
- First floor apartment
- Dual aspect living accommodation
- Gas fired central heating
- Double glazed windows
- 3 double bedrooms
- Main bathroom with full bath
- Fitted kitchen
- Spacious lounge
- Feature master bedroom with built in wardrobes
- Not overlooked to the front
- Private sunny balcony
- Ample parking space
- Within arm's reach of Adamstown Train Station
- A variety of amenities within easy reach



## ACCOMMODATION



### LIVING / KITCHEN

13'77" x 12'7" (4.2m x 3.9m)

Spacious open plan room to the front of the property. Dual access, plenty of light. Break dash to the kitchen with tiled floor and splash back. Fitted eye level units.



### BEDROOM 1

13'45" x 9'8" (4.1m x 3m)

Double bedroom to the entrance of the property. Built in wardrobes, laminate floor and top quality blinds.

### BEDROOM 2

10'17" x 10'82" (3.1m x 3.3m)

Dual aspect double room to the west of the property. Top quality blinds, carpet to floor.

### BEDROOM 3

9'5" x 9'8" (2.9m x 3m)

Double bedroom to the west of the property. Carpet to floor, top quality blinds.



### BATHROOM

7'2" x 5'9" (2.2m x 1.8m)

Part tiled main bathroom with fitted bath and WHB and WC.

### BALCONY

XL balcony over looking a large green.





Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Measurements have been furnished of our information where appropriate to provide clarity and basic space. (Image with reference: 1234567)

## 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

James Droney and she can be contacted on 01 4599288 or 086 140 9043

Alternatively you can send an email to [james@raycooke.ie](mailto:james@raycooke.ie) and we will contact you.



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