

# For Sale

Asking Price: €445,000



56 Castle Court, Killiney  
Co.Dublin A96 KW68

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BER D1





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MAKE OFFERS



Spacious two-bed with bright, well-proportioned accommodation, quietly positioned just off Killiney Hill Road. Offers comfortable living space with clear potential to enhance energy efficiency through modest upgrades to windows and heating.

The ground floor features a large, living room to the rear with a conservatory opening to the garden, while the kitchen is located to the front. Upstairs comprises two generous double bedrooms, a bathroom and hot press.

Outside, the home is further complemented by a private rear garden, and off-street parking to the front.

The location is exceptionally convenient, just minutes from Killiney Beach and DART station, and within easy walking distance of local shops in Killiney and Shankill, with Dalkey Town a short drive away, and local bus services to Dún Laoghaire and the M50, N11 and LUAS all accessible at Cherrywood.

#### SPECIAL FEATURES

- Extends to 79.6 sq.m (857sq.ft.)
- • Parking
- • Private rear garden
- • Private development

#### BER

BER D1, BER No. 100181023

Energy Performance Indicator: 252.57 kWh/m<sup>2</sup>/yr

#### NEGOTIATOR

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