



32 Castlepark Residence, Castlepark Road,
Dalkey, Co.Dublin

 **HUNTERS**
ESTATE AGENT

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 BER A3

For Sale by Private Treaty

Hunters Estate Agents are delighted to present to the market, 32 Castlepark Residence. A contemporary one bedroom apartment, with south-facing terrace and private underground parking. The property is approx. 48sq.m (516sq ft) and is further complimented by 24.65 sq.m (265sq ft) of private outside terrace. The apartment forms part of an exclusive development.

Residents gain access through a gated entrance where they are immediately greeted by the beautifully landscaped and maintained communal garden's. The development is divided by a number of private entrances with panel code access and subsequently lobbies, which are equally as well presented with marble tiled flooring and seating area.

Upon entering the apartment through the entrance hall one immediately notices the engineered oak timber floors with under floor heating which is thermostatically controlled in designated areas throughout. All rooms naturally lead from the entrance hall and as one would expect from a well proportioned apartment such as this, the store room which is plumbed for washing machine is located to the immediate left of the entrance hall.

Through a frosted glass portal door one will find the sensibly laid out kitchen with all standard appliances integrated within the wall and floor units. The breakfast bar is a practical feature of the kitchen and also acts as somewhat of a divider for the semi open plan kitchen, dining, living space.

The living space is further complimented by access to the southerly-facing timber decked terrace. The unique size of the terrace and practicality of outdoor plug and tap all add to the comfort and enjoyment of the apartment.

The double bedroom with built-in sliding wardrobes is an excellent example of practical usage of space. There are a number of points dotted throughout the room that conduce to practical living such as secondary access to the terrace and bed side plug points, T.V. and phone points.

The bathroom is luxuriously decorated with floor to ceiling tiles, recessed lighting and spot lights above the integrated mirror.

Located on the desirable castlepark road, Dalkey the property is close to a myriad of excellent schools, and is less than a few minutes from Sandycove, Dalkey and is also five minutes from the delights of Dun Laoghaire and Cabinteely villages. The area is also blessed with parks and the beach is but a moments walk away. There is pedestrian access in the development that makes travelling to the shops or the bus a leisurely five minute walk. The property has excellent transport links with the Dalkey, Glasthule & Sandycove. The main bus routes include 59, 111, and Aircoach.

SPECIAL FEATURES

- » One bedroom ground floor apartment extending to 48 sq.m/516 sq.ft
- » Underfloor heating throughout.
- » A rated apartment with double glazing throughout.
- » Underground parking.
- » Beautifully landscaped grounds.
- » Southerly facing private terrace.
- » Excellent location close to public transport facilities including Dart, and N11
- » Close to Dun Laoghaire town centre and it's amenities
- » Convenient to numerous schools including, Castle Park School, St. Patricks boys school, Lady of Good Council National School Killiney, Dalkey School Project, Rathdown and St. Joseph of Cluny.

ACCOMMODATION

ENTRANCE HALLWAY

2.21m (7.25ft) x 1.31m (4.29ft)

Engineered oak floor, Intercom, Eircom Port, ceiling light, digital thermostat for underfloor heating.

STORAGE

1.13m (3.70ft) x 1.21m (3.96ft)

Plumbed for washing machine, ceiling light.

KITCHEN

3m (9.84) X 4.06m (13.32ft)

Engineered oak floor, Integrated fridge freezer, Hob, Miele oven, grill, extractor fan and dishwasher, Integrated wall & floor unit, under cabinet lights, stainless steel sink, Granite breakfast bar & worktop.

LIVING ROOM

3.98m (13.05ft) x 4.06m (13.32ft)

Thermostat, TV point



BALCONY

3.31m (10.85ft) x 7.45m (24.44ft)

Frosted glass panelling, external tap, external plug point, Treated timber decking, external light.

BATHROOM

1.67m(5.47ft) x 2.54m (8.33ft)

Bath and bath screen, Floor to ceiling tiles, Floor tiles, Integrated shower unit, Pedestal sink, W.C., Heated towel rail, recessed lighting, electrical shaving point.

BEDROOM

3.03m (9.94ft) x 4.44m (14.56ft)

Bespoke integrated wardrobe, Telephone port, Ceiling light, Bedside plug points, T.V. point, Secondary access to balcony, Engineered oak floor.

BER DETAILS

BER: A3

BER Number: 103074803

Energy Performance Rating: 70.76 kwh/m²/yr

MANAGEMENT COMPANY

Core Management
15 Adelaide Street
Dun Laoghaire
Co.Dublin
Tel: (01) 2145465

SERVICE CHARGE

€1,919.27 January – December 2018

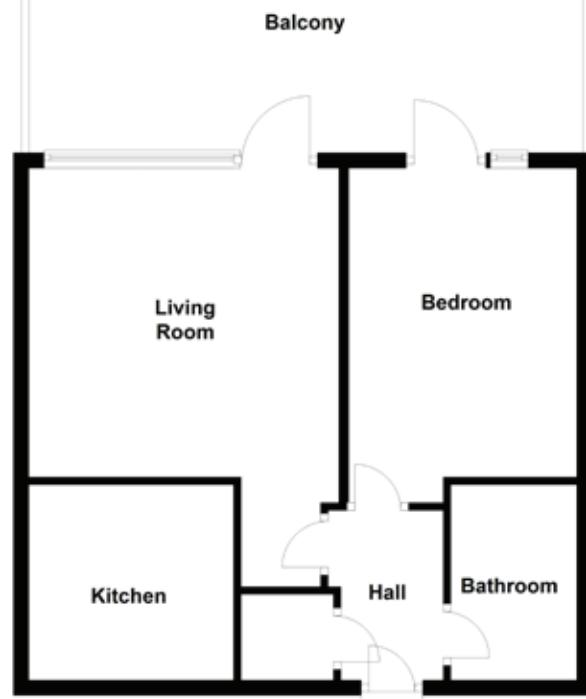
Project works for 2018 - €340

DIRECTIONS

Travelling from Dalkey main street, continue onto Ballinclea Road. At the Graduate roundabout, take the 2nd exit onto Rochestown Avenue, turn left onto Drumkeen Manor and the property will be on your left.

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: dalkey@huntersestateagent.ie



FLOOR PLANS

Not to scale. For identification purposes only.



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2 Brighton Road, Foxrock, Dublin 18

Waterloo Exchange, Waterloo Road, Dublin 4

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