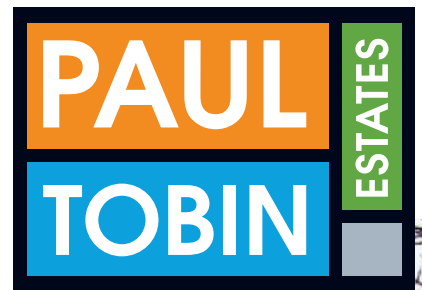


FOR SALE BY PRIVATE TREATY

Gross Internal Area: c. 99.65m²

BER Rating: B3



**76 Woodbrook Crescent,
Castleknock, Dublin 15.**



76 Woodbrook Crescent, Castleknock, Dublin 15

This spacious two bedroom ground floor apartment comes to the market in the well maintained complex of Woodbrook in a sought after area of Castleknock. This development boasts well maintained landscaped communal gardens and grounds and the apartment comes with a secure designated underground parking space.

One of the immediate striking features of this property is its spacious layout and rooms, which are larger than your average apartment. There is a large hallway, which nicely separates the bedrooms from the living areas and exceptional storage space not often found in apartments, to include a storage cupboard ideal for shoes, coats and cleaning equipment, as well as a separate walk in hotpress / laundry room.

Both bedrooms are spacious doubles and both have fitted wardrobes. The master bedroom also benefits from an ensuite shower room. There is also a main bathroom with window, bath and overhead shower.

To the rear of the apartment is the spacious and sunny reception room, which incorporates a dining area and living room area. There are three windows in this room,

plus double patio doors leading out to a private terrace, so natural light is plentiful. The room also benefits from solid wood flooring. The kitchen sits off the dining area and is fitted with Shaker styles units.

This property is presented in immaculate condition throughout and its wonderful living space and convenient location make this a desirable opportunity for a number of different lifestyles. Its close proximity to the train station and bus routes will be very appealing to professionals commuting to Dublin City or surrounding areas and its array of local amenities including a number of schools will appeal to young families.

To arrange a viewing contact local Estate Agent, Paul Tobin Estates on 01 902 0092.



FEATURES

- Double glazed timber framed windows
- Alarm system
- Entry phone system
- Secure designated underground parking space
- Well maintained gardens & grounds
- Private terrace area
- Spacious accommodation throughout
- Excellent storage space
- Well presented clean accommodation
- Sought after area
- Convenient to an array of amenities
- Good energy rating

ACCOMMODATION

Gross Internal Area: 99.65m²

Hallway (1.16 x 7.05)

Tiled floor, skirting, radiator, entry phone, alarm, smoke alarm, 2 ceiling lights, phone socket, 1 double plug socket.

Storage cupboard (0.60 x 1.93)

Wooden flooring, shelving.

Main bathroom (1.70 x 2.50)

Tiled floor, skirting, radiator, window, basin, WC, bath, overhead shower, shower screen, ceiling light.

Hotpress / Laundry room (1.70 x 1.80)

Water tank, shelving, vinyl flooring, boiler.

Master Bedroom

(2.90 x 3.53 shortest length & 5.23 longest length)
Carpet, fitted wardrobes, radiator, skirting, TV point, 3 double plug sockets, ceiling light.

Ensuite (1.63 x 1.64)

Tiled floor, WC, basin, skirting, radiator, shower unit with new shower door, mains pump shower.

Bedroom 2 (3.00 x 4.48)

Carpet, fitted wardrobes, radiator, skirting, centre light, 3 double plug sockets.

Sitting Room / Dining Room

(9.24 x 3.25 plus bay area of 0.63 x 3.46 at patio doors)
Solid wood flooring, 3 radiators, 3 windows, double patio doors leading to private terrace, 5 double plug sockets, TV point, 3 ceiling lights, smoke alarm, skirting.

Kitchen (2.7 x 2.5)

Fitted Shaker style units, tiled splashbacks, stainless steel sink & drainer, tiled floor.

SERVICES

Gas fired central heating

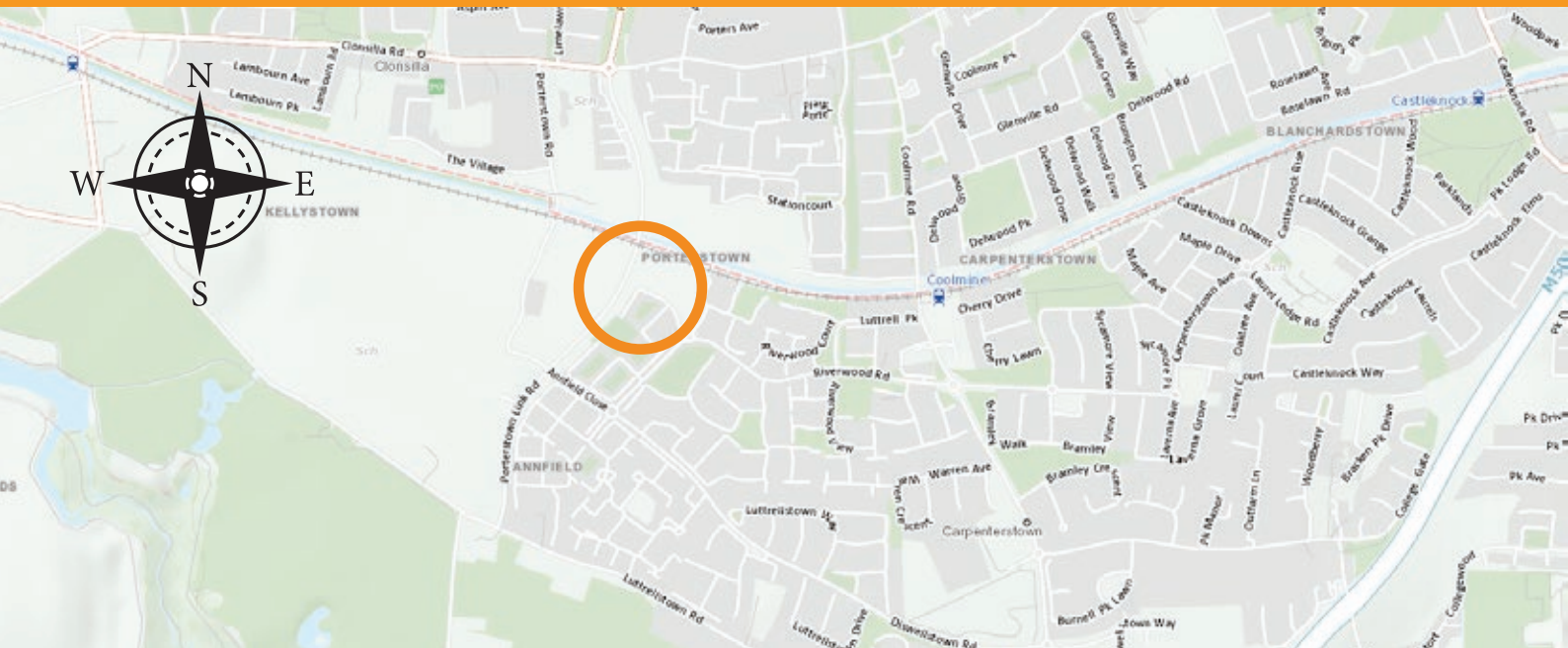
MANAGEMENT FEES

Approximately €1,325 per annum

LOCATION

The modern complex of Woodbrook is located between the Diswellstown Road and Porterstown Road in a popular sought after location of Castleknock. Coolmine train station is within walking distance and there are local amenities to include shops and a pub close by on the Carpenterstown Road and in the surrounding areas. There are a number of local schools in the vicinity, as well as an array of local sports clubs. Blanchardstown Shopping Centre and the Phoenix Park are also within easy reach and the M50 / N3 / M3 are easily accessible.





Boutique Estate Agent in
Blanchardstown Village

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