

FOR SALE

BY PRIVATE TREATY

**Apartment 44
Cassian Court South
Pelletstown Avenue
Royal Canal Park, Ashtown,
Dublin 15, D15EK40**



Two Bedroom Apartment
c.61sq.m /200sq.ft



Price: €265,000

PSR Licence Number 002307

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DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning two-bedroom, 2nd floor apartment to the market in Royal Canal Park, Dublin 15. This pristine property has every imaginable amenity on your doorstep which makes the location truly next to none.

Bright, spacious and elegant living accommodation of c. 61 sqm comprises of entrance hallway, large open plan living/dining room with a new fully fitted kitchen, 2 double bedrooms with built in wardrobes, large hot press with ample storage and a fully tiled bathroom with bath and shower. This fantastic property benefits new timber floors, newly renovated kitchen with integrated appliances, westerly facing balcony off the living room and a secure designated parking space,

Royal Canal Park is only c.7km from Dublin City Centre and is serviced by Dublin Bus (route 120), Ashtown Train station and the LUAS terminal at Broombridge are both within a short walk. A new train station with a footbridge crossing is being built just a minutes' walk from the property, at Pelletstown Station, ensuring easy access to the City Centre and beyond. Ashtown Village with its wide variety of shops and restaurants is within a short stroll. The Phoenix Park is a 20-minute stroll away and the Royal Canal is also nearby which runs adjacent to Royal Canal Park. There are excellent local amenities within proximity in Rathborne village. There are also frequent bus services in the immediate locality and the M50, M3 and M1 are easily accessible offering excellent transport links to the city centre and Dublin Airport.

No 44 Cassian Court South comes to the market in turn key condition throughout, and its ideal location close to a range of amenities and transport routes which is sure to appeal to a range of buyers.

FEATURES

c. 61 sqm

BER B3

2 bed / 1 bath apartment

2nd floor apartment

Electric heating

Presented in excellent condition

Two double bedrooms

New timber flooring

Large hot press with ample storage

Recently renovated kitchen

Designated underground parking space

Double glazed windows throughout

Excellent primary & secondary schools close by

Fantastic location

Bus routes and local shops on your doorstep

Walking distance to Pelletstown & Ashtown train station

Luas Broombridge stop close by

Easy access to M50, Dublin Airport and City Centre

Early viewing highly advised!



ACCOMMODATION



HALLWAY

14'4" x 4'2" (4.4m x 1.3m)

Timber flooring with access to the living room/
kitchen, Bedrooms and bathroom.

LIVING ROOM

15'4" x 15'0" (4.7m x 4.6m)

Timber flooring with access to kitchen area and
balcony.

KITCHEN

8'2" x 5'2" (2.5m x 1.6m)

Timber flooring with fitted units.



BEDROOM 1

9'5" x 12'7" (2.9m x 3.9m)

Double bedroom with timber flooring.



BEDROOM 2

8'2" x 13'7" (2.5m x 4.2m)

Double bedroom with timber flooring.

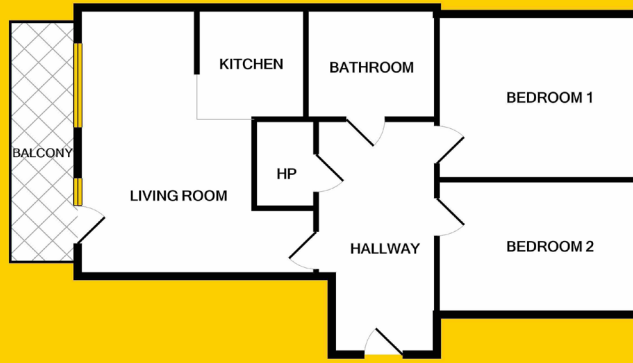


BATHROOM

5'5" x 7'2" (1.7m x 2.2m)

Tiled flooring and walls with WC, WHB and bath.





Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and estimated where appropriate to provide clarity and save space. Made with Metropix ©2022

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

John Sullivan and he can be contacted on

01 699 5050 or 086 0469458

Alternatively you can send an email to

john.sullivan@raycooke.ie and we will contact you.



MORTGAGES

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