



11 Castlegate, Oliver Plunkett Road,
Monkstown, Co.Dublin

 **HUNTERS**
ESTATE AGENT

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BER C3



For Sale by Private Treaty

Hunters Estate Agent proudly present to the market number 11 Castlegate Monkstown, a light filled fully renovated two bedroom apartment, the property has not been lived in since it has been refurbished. Located on the first floor with large south-facing balcony area accessed via the living room and the main bedroom. Very seldom does a spacious apartment in the heart of Monkstown come to the market in show house condition, early viewing is advised.

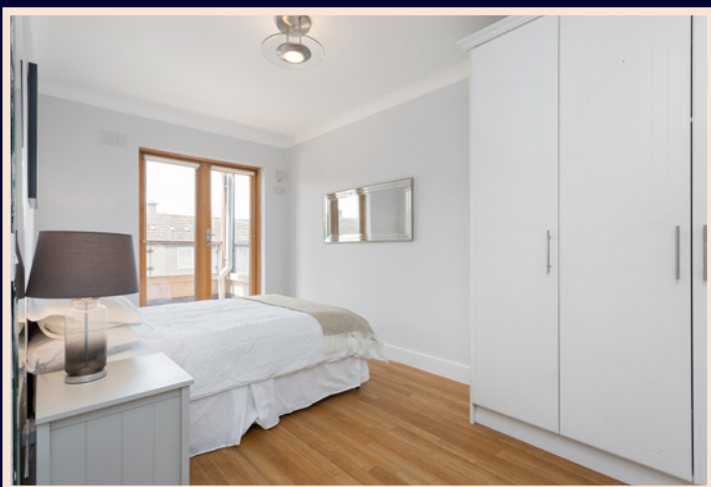
Internally the accommodation is extremely well presented with all new flooring throughout, brand new kitchen and bathrooms. Measuring c.76sq.m/818sq. ft it offers excellent space in both living and bedroom accommodation. You are welcomed by a bright open hallway leading to all primary rooms. The main bedroom benefits from a fully equipped ensuite with all new fittings. The living/kitchen/dining area is open plan and receives ample light from the south facing windows. The balcony offers c.10sq.m of external space to sit and enjoy the sunny summer evenings. There is one underground car space access via a communal lift.

Located within walking distance to Monkstown Village and Dun Laoghaire, giving easy access to an array of amenities, including Dun Laoghaire Shopping Centre and Bloomfield Shopping Centre. The new Park Pointe retail centre with Tesco, Boots and Costa Coffee is located just a 10 minute walk away. Nearby schools include CBC Monkstown, Newpark, Blackrock College, Rathdown, Castle Park, Sion Hill and Monkstown Educate Together to name a few. The city centre is easily accessible via the DART which is minutes away and via numerous bus routes including the 46A on its doorstep.

SPECIAL FEATURES

- » Walk in condition
- » Extending to 76sq.m/818sq.ft
- » Two bedroom apartment
- » Great potential for investors and owner occupiers alike
- » Walking distance to Monkstown, Dun Laoghaire & Park Pointe retail centre
- » Underground designated parking space
- » Close to a host of amenities
- » Wonderful transport links including Dart, N11 & QBC





ACCOMMODATION

ENTRANCE HALL

1.9m (6.23ft) x 4.5m (14.76ft)

New laminate wood floor, access to intercom system, storage closet and hot press.

KITCHEN

2.4m (7.87ft) x 2.7m (8.86ft)

New fitted kitchen, integrated Whirlpool fridge freezer, Neff oven and hob, new extractor fan, plumbed for washing machine/dryer, solid wood countertop, frosted glass window for light and ventilation, breakfast bench.

LIVING/DINING ROOM

7.6m (24.93ft) x 3.4m (11.15ft)

Laminate wood floor, access to balcony, dining area, spacious large area, cable T.V.

BEDROOM 1

4.9m (16.08ft) x 2.6m (8.53ft)

Spacious double room with built-in wardrobe, access to balcony, laminate wood floor.

ENSUITE

0.9m (2.95ft) x 2.8m (9.19ft)

New shower unit, wash-hand basin, w.c., extractor fan, dimplex heater.

BEDROOM 2

2.1m (6.89ft) x 3.6m (11.81ft)

Single room, built-in wardrobe and storage, view onto balcony.

BATHROOM

2.8m (9.19ft) x 2.2m (7.22ft)

Wash-hand basin, vanity unit, w.c., extractor fan, dimplex heater, bath with shower attachment.



MANAGEMENT COMPANY

Oliver Plunkett Management Company Ltd
c/o Brehon
Adelaide Road
Glasthule
Co.Dublin
Email: castlegateapartments20@gmail.com

Service charge 2018 – 2019: €2,585.53.

DIRECTIONS

Travelling from Monkstown, travel up Monkstown Avenue, turn left at the traffic lights onto Monkstown Road. Continue along onto Oliver Plunkett Road until you come to the retail units on your left. The apartment complex is over the retail units.

BER DETAILS

BER: C3
BER Number: 112361084
Energy Performance Rating: 219.46 kwh/m2/yr

VIEWING

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

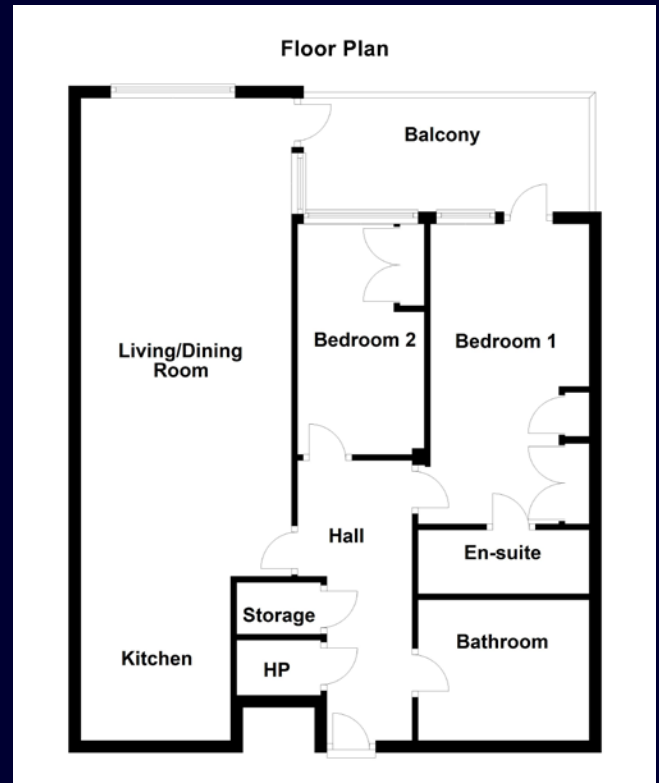


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