



# NO. 58 KNOCKLYON GATE

KNOCKLYON | DUBLIN 16



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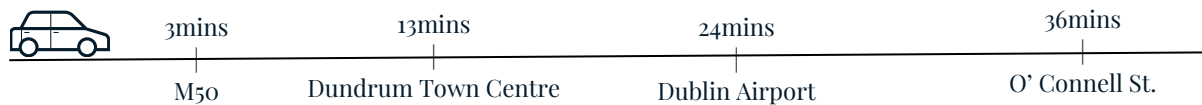
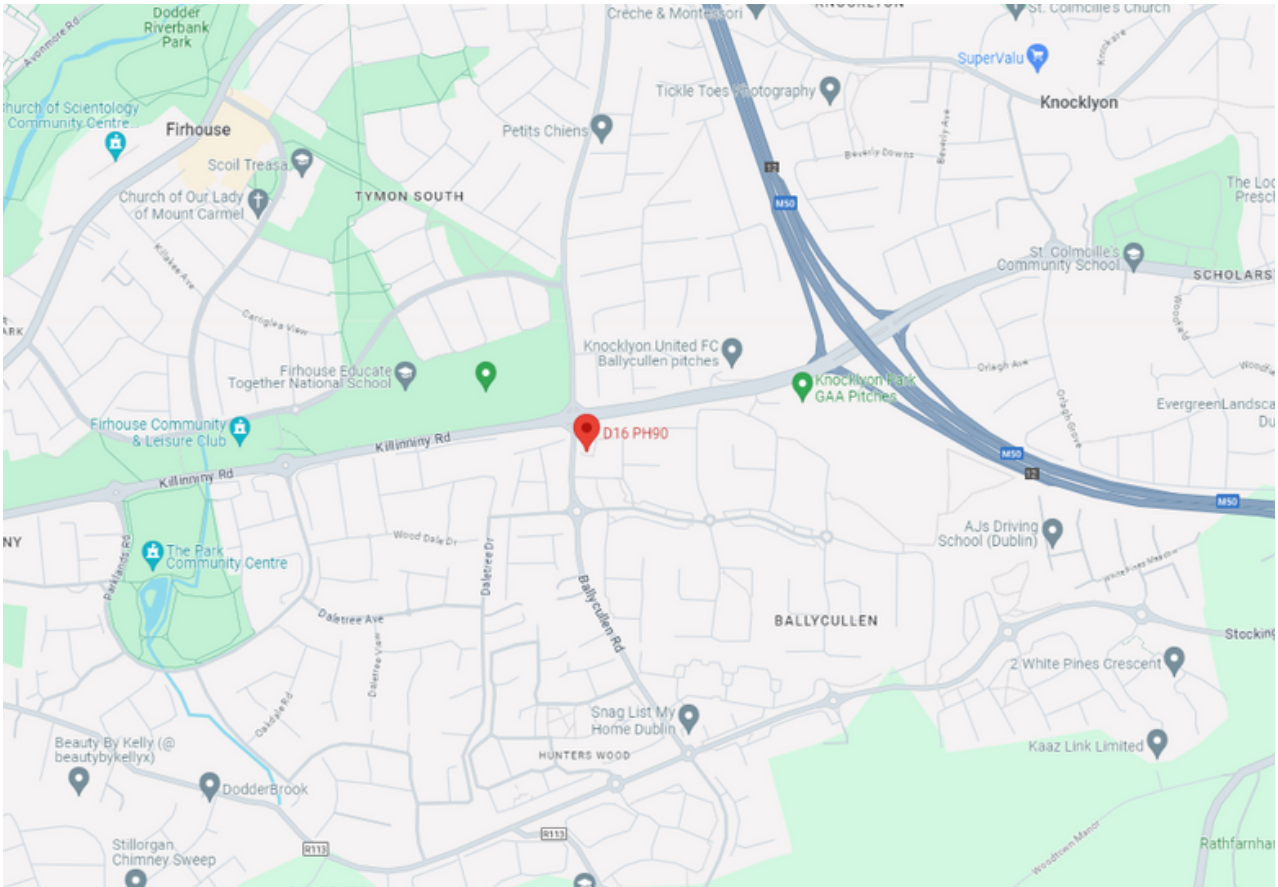
71 Sq. m

FOR SALE BY PRIVATE TREATY

# LOCATION

The property is situated off the Ballycullen Road in the attractive and well-maintained residential development of Knocklyon Gate. Knocklyon Gate is close to many local amenities including Spar and SuperValu and is well served by public transport including Dublin Bus routes 15, 15B, 175, 49, 65B and 75 and 65B.

The M50 is only a short drive away and offers quick, easy access to the N11, N7 and Dublin Airport. There are a range of Excellent National and Secondary schools such as St. Colmcille's primary and secondary, Firhouse Gaelscoil and Firhouse Educate Together all within easy walking distance. Knocklyon is a mature and developed area with sports clubs and community activities. The Dublin Mountains are just to the rear of the development and offer an assortment of outdoor Pursuits..



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# DESCRIPTION

J P & M Doyle are proud to present 58 Knocklyon Gate to the market. This well presented two-bedroom second floor apartment is ideally situated within this charming development, built in c. 2001.

A bright area gives access to this lovely apartment which extends to c. 71.79 m<sup>2</sup> / 772.77 sq. Ft and comprises entrance hallway, hot-press , kitchen/dining room, living room, two bedrooms one with (master ensuite), main bathroom and two balconies .

Outside Landscaped communal and ample car parking facilities , & secure bike shed.



# GALLERY





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# ACCOMMODATION



**ENTRANCE HALL** | 5.12m x 1.21m  
Intercom system & Alarm control panel

**HOT-PRESS STORAGE** | 3.15m x 1.90m  
With Insulated cylinder with immersion and timer.

**BATHROOM** | 2.49m x 1.8m  
Features W.c, W.H.B , Bath/shower Tiled floor & Bath.

**BEDROOM 1** | 4.81m x 3.64m  
Features a Large Double bedroom with carpet flooring, fitted wardrobes & balcony.

**BALCONY** | 1.77m x 1.21m  
With metal deck & railings

**EN-SUITE** | 2.12m x 1.8m  
Features W.c , W.H.b & Shower , Tiled floor & shower.

**BEDROOM 2** | 2.83m x 4.81m  
Features Double bedroom with carpet flooring and Fitted wardrobes.

**LIVING/ DINING ROOM** | 5.58m x 3.23m  
Access to the balcony with views of the communal gardens

**BALCONY** | 2.7m x 1.14m  
With metal deck & railings

**KITCHEN** | 2.4m x 2.27m  
Features Fitted floor & wall storage units , Washer/dryer, Electric single oven & four ring hob, Extractor fan.



# FLOORPLAN

FLOOR PLAN  
FOR ILLUSTRATION PURPOSES ONLY



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# FEATURES

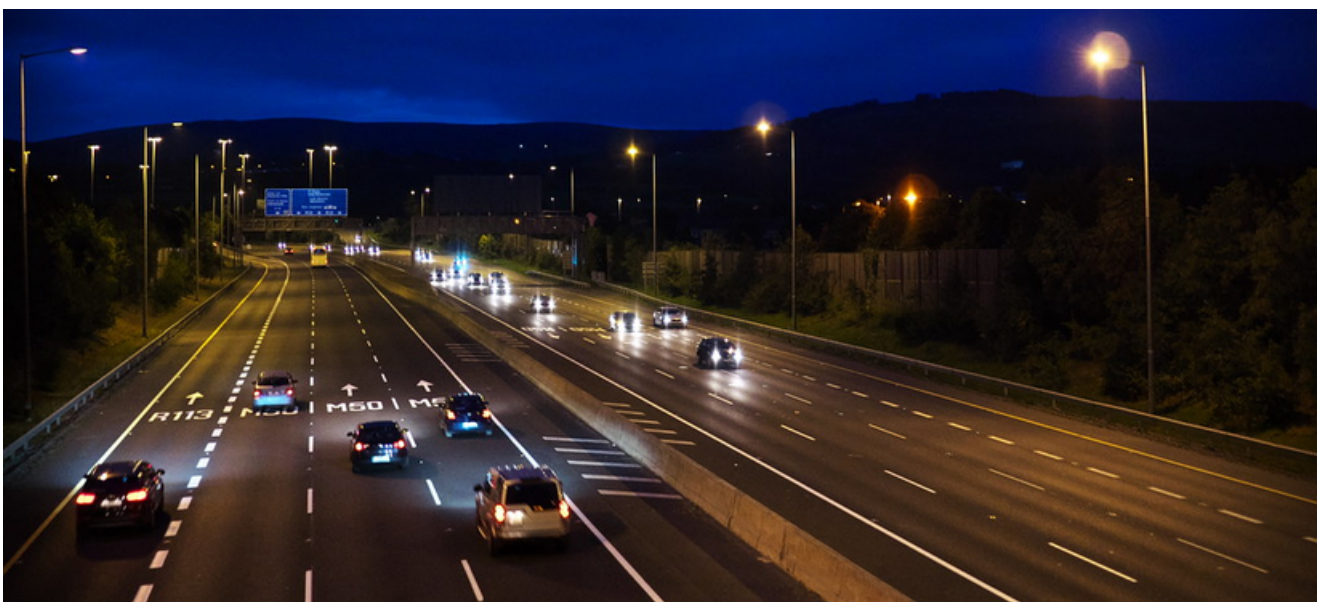
- Double glazed windows
- Small development
- Well serviced by public transport
- Plenty of local amenities on your doorstep
- Built-in wardrobes
- Two Balconies
- Close to many amenities
- Electric Storage heating
- Audio Intercom & alarm
- One designated car parking space & Communal parking
- UPC Connection

# DIRECTIONS

Travelling from Dublin City Centre, proceed out through Rathmines, Rathgar, Terenure and Templeogue. After passing through Templeogue Village turn left at the crossroads and traverse the Templeogue Bridge.

Once across the bridge turn right and proceed straight until you cross the M50 then at the traffic lights turn left onto the Ballycullen Road.

Take next turn left after Shopping Centre and then left again into Knocklyon Gate







VIEWING:  
By Appointment Only

MANAGEMENT  
COMPANY:  
Indigo Real Estate  
Management Tel: 01  
2934807

BER:  
C1 (115352395)

PRICE REGION:  
€325,000



JP&M  
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Established. 1952

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PSRA Licence: 002264

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