



BER C1

72 Knockmaree,
Chapelizod,
Dublin 20

owenreilly

For Sale By Private Treaty



72 Knockmaree, Chapelizod, Dublin 20.

DESCRIPTION

Second floor apartment which has been owner-occupied from new. Situated in a well-maintained development convenient to Chapelizod village and the Liffey Valley. This well-appointed apartment features an upgraded maple fitted kitchen with attractive floor and wall tiling. Including the two private balcony areas there is over 70 sq.m of living space. The front balcony has a lovely open aspect with views towards Phoenix Park. The rear balcony off the master bedroom, is surrounded by greenery, making it very private. Accommodation consists of an open-plan living-dining area opening to the front balcony and an adjacent, but partially separated, kitchen. To the rear you will find the bathroom and two bedrooms. There is a secure underground car park with cctv and an allocated space right beside the lift.

LOCATION

Chapelizod dates back to Norman times with a bridge over the River Liffey, a town square, local shops and a range of pubs and restaurants. A pretty walk beside the River Liffey leads all the way to Kilmainham. A gate to The Phoenix Park gives access to wide open spaces extending to over 1750 acres, including a playground, sports fields, Dublin Zoo, Farmleigh House, a Victorian flower garden and tea rooms. Nearby the recently expanded Liffey Valley Shopping Centre is one of the largest retail and leisure centres in Ireland with over 80 stores and a 3500 seater cinema.

Chapelizod is just 7km from Dublin City Centre with easy access via an excellent bus service.

SPECIAL FEATURES

- Two bedroom apartment in turn key condition
- Five minute walk from the Phoenix Park
- Owner-occupied from new
- Not rent capped
- Gas fired central heating
- High quality Rationel windows
- High speed broadband/TV connection
- Designated underground parking space
- Management fee approx. €1665p.a.

FLOOR AREA: 60 Sq. M.

BER: C1

NEGOTIATORS

Owen Reilly & Phil Thompson



ACCOMMODATION

Open-Plan Living/Dining (4.86m x 3.66m)

Floor to ceiling windows and glazed doors to balcony. Fibre-optic tv/broadband point. Carpet.

Front Balcony (3.91m x 1.62m)

Open aspect with views towards Phoenix Park.

Kitchen (2.80m x 2.50m)

Upgraded maple fitted kitchen. Induction hob with hood. Integrated fridge-freezer. Washing machine. Attractively tiled floor. Subway tiled splashback.

Hallway (3.27m x 2.00m)

Solid hardwood front door. Hot press. Storage closet.

Master bedroom (3.79m x 3.30m)

Fitted wardrobe. Window and French doors to private rear balcony. Carpet. TV/broadband point.

Rear Balcony (5.06m x 1.62m)

Accessed from master bedroom. Surrounded by greenery. Very private.

Bedroom 2 (3.79m x 2.10m)

Fitted wardrobe. Carpet.

Bathroom (2.07m x 1.80m)

Full-size bathtub with shower fitting and glass shower screen. Tiled shower area. Tiled floor. WHB. WC. Vanity mirror.



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