



**37 Clearwater Court North,
Royal Canal Park, Ashtown,
Dublin 15**

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Outside

The external communal areas are very well managed and maintained to a high standard. The balconies overlook the landscaped gardens laid out in lawn with mature shrubs and flowering plants.

Viewing

By private appointment.

BER Rating

BER D1



Accommodation

Approx. 46.6 sq.m (502 sq.ft)

- Reception Room/ Living and Circulation Areas
- Kitchen
- Bathroom
- Bedrooms
- Storage

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A superb 1st floor, one bed apartment located in this contemporary development built by Ballymore Properties and set along the banks of the Royal Canal.

Description

Ganly Walters is delighted to present No. 37 Clearwater Court to the market. Situated in this sought after development, ideally located only c 6.1 km from Dublin City Centre, this fine first floor apartment is presented in turn key condition offering light filled accommodation in a quality development.

The accommodation which stands 46.6 sq.m (502 sq.ft) approx, briefly comprises an entrance hall with hot press storage, living/dining room with access to a private balcony, modern kitchen, double bedroom with fitted slide robes and an Italian design bathroom suite completes the accommodation. The property also has the added benefit of a designated underground car parking space.

Royal Canal Park enjoys an enviable location being close to a host of local amenities including Phoenix Park, Ashtown Village and Blanchardstown Shopping Centre to name but a few. Onsite amenities include a fully equipped Gymnasium, Community Centre, Crèche, supermarket, Beauty Salon and a selection of Cafes, Restaurants, Bars and a development management suite with 24 hour security. Royal Canal Park is serviced by frequent public transport including Dublin Bus operating during peak times every 10-15 minutes and Ashtown Railway Station is only a 10 minute canal bank stroll away with journey times to the city centre of less than 20 minutes. The M50 and Dublin's International Airport are also within easy reach.

Features

- Superb Location Generous Accommodation
- Modern Kitchen
- Solid Flooring
- Ample Storage
- Floor to Ceiling Glazing
- Underground Parking