

FOR SALE BY PRIVATE TREATY

41 CLEARWATER COURT SOUTH
ROYAL CANAL PARK
ASHTOWN
DUBLIN 15
D15 YH64



PRICE REGION €285,000

Floor Area c. 73 sq.m / 786 sq.ft

Flynn and associates are delighted to present this 3 bedroom ground floor apartment to the market. Situated in this very popular development in Ashtown and within walking distance to all essential amenities including the Ashtown train station and the new Luas stop at Broombridge. This property has a modern style kitchen, large south facing lounge room, 3 double size bedrooms with built in wardrobes and with master with en-suite, main bathroom and storage room plumbed for washing machine. Featuring a quaint Courtyard to the rear with pedestrian gate to the private communal garden with parking. Ideally suited for first time buyer, movers or investors alike



ACCOMMODATION:

Entrance Hallway: **4.24m (13'11") x 3.5m (11'6")** Tiled floor, intercom, two storage cupboards (plumbed for washing machine).

Lounge / Dining Room: **4.7m (15'5") x 5.16m (16'11")** Tiled floor, tv & phone points.

Kitchen: Range of fitted press units, tiled floor.

Bedroom 1: **4.29m (14'1") x 2.66m (8'9")** Built in wardrobes, laminate wood floor.

Ensuite: **1.44m (4'9") x 2.24m (7'4")** Comprising wc, whb & shower.

Bedroom 2: **2.42m (7'11") x 4.34m (14'3")** Laminate wood floor.

Bedroom 3: **2.93m (9'7") x 3.92m (12'10")** Laminate wood floor.

Bathroom: **1.91m (6'3") x 2.23m (7'4")** Comprising wc, whb & bath with shower attachment.



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