

For Sale

Asking Price: €340,000

Sherry
FitzGerald



24 Killiney Court, Seafield Road,
Killiney, Co. Dublin A96 YV22

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BER C





1-bedroom top floor apartment located moments on foot to sea swimming and walks on Killiney Beach with excellent public transport nearby at Killiney Dart Station (950 meters). Located within a small and well-established gated development, No.24 benefits from an unrivalled location and gated off street parking.

With a light filled west facing aspect, this apartment come to market in very good order. The accommodation briefly comprises; entrance hall with storage, spacious living/dining room, a well-equipped kitchen lies just off this. A tiled bathroom and large main bedroom with clothes storage complete the living accommodation. The property also benefits from one car parking space.

Killiney Court is a peaceful development with a lawned communal garden space just minutes from the beach. Killiney DART Station is also a short walk away. Dalkey, Killiney and Shankill villages are only a short distance away offering a choice of boutique shops and trendy restaurants. The area is host to a wide selection of excellent schools and the M50 /N11 are within easy reach.

SPECIAL FEATURES

- 1 Bed / 1 Bath
- 42sqm / 452 sqft approx
- Top Floor Apartment
- Small leafy scheme of apartments
- One Parking Space
- Visitor parking
- Gated Development
- Proximity to Killiney Beach & Killiney Dart
- Communal Gardens
- Management fee €1,500 approx.

ACCOMMODATION

Entrance Hall: Entrance hall with storage

Living Room: A light filled living room, recessed lighting, large picture window with an elevated leafy outlook.

Kitchen: An updated kitchen with a range of wall and base level storage cabinets, recessed lighting, 4-ring electric hob with overhead extractor fan, oven, stainless steel sink unit with tiled splashback, integrated fridge/freezer and plumbed for washing machine.

Bedroom: A spacious double room, recessed lighting and large picture window overlooking the rear.

Bathroom: An updated shower room, recessed lighting, tiled flooring and tiled walls, walk in shower, wash hand basin with w.c. and heated towel rail.



GARDEN

Communal garden, shared with all residents of the building.



BER

BER C, BER No. 119723153

Energy Performance Indicator: 173.65 kWh/(m².y)



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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.