

DUFFY

AUCTIONEERS

VALUERS, SALES & LETTING AGENT
MIPAV, PSRA Lic. No. 001325

For Sale By Private Treaty

80 Woodbrook Crescent
Castleknock
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning two bed first floor apartment in Woodbrook Crescent, Castleknock one of the most sought-after developments in Dublin 15. This stunning fully furnished residence is presented in superb condition offering quality fittings throughout. An excellent opportunity to acquire this beautifully presented property that has been meticulously maintained by its present house-proud owners offering a turn key home to any discerning purchaser. This superb location just off the Riverwood road is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre, Coolmine Station and The M50/N3 Motorway.

Accommodation briefly comprises of entrance hall with wooden carpet and storage room, superb light filled living room with double doors to the raised patio and stunning private rear garden, fully fitted kitchen/dining area with tiled floor and a large family bathroom with bath and shower over. There are two double bedrooms with and an en-suite bathroom with tiled floor and shower cubicle. To the rear you have a private raised patio with gated access to the communal gardens. This property has to be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

A.M.V. €250,000

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Features

Beautiful two bed first floor apartment.

Being sold fully furnished.

In excellent condition.

Large living room with double doors to the private raised patio.

Fully fitted kitchen with tiled floor and splashback.

Two double bedrooms with master en-suite

Gas fired central heating.

Double glazed windows.

Security Alarm system.

Prime residential location within walking distance of

Coolmine station.

Extensive rear garden with private patio area.

Management Fee EUR1333

Entrance Hall

Entrance Hallway

2.52m x 2.06m

With carpet floor, alarm control panel and storage room

Living Room

Living Room

5.03m x 4.16m

Bright stunning room with lino floor.

Patio doors to the raised patio area and the gated communal gardens.

Kitchen

Kitchen/Dining area

2.88m x 2.66m

Fully fitted kitchen with ample wall and floor units, tiled floor and splashback

Outside Features

Large balcony overlooking private gardens.



Bedroom 1

Master Bedroom.

4.78m x 2.92m

Bright and spacious double bedroom with built in wardrobes and lino floor

Ensuite

En Suite

2.77m x 1.23m

Tiled floor with part tiled walls, wc, w.h.b. and shower cubicle.

Bedroom 2

Bedroom 2.

3.83m x 2.52m

Large double bedroom with fitted wardrobes and lino floor

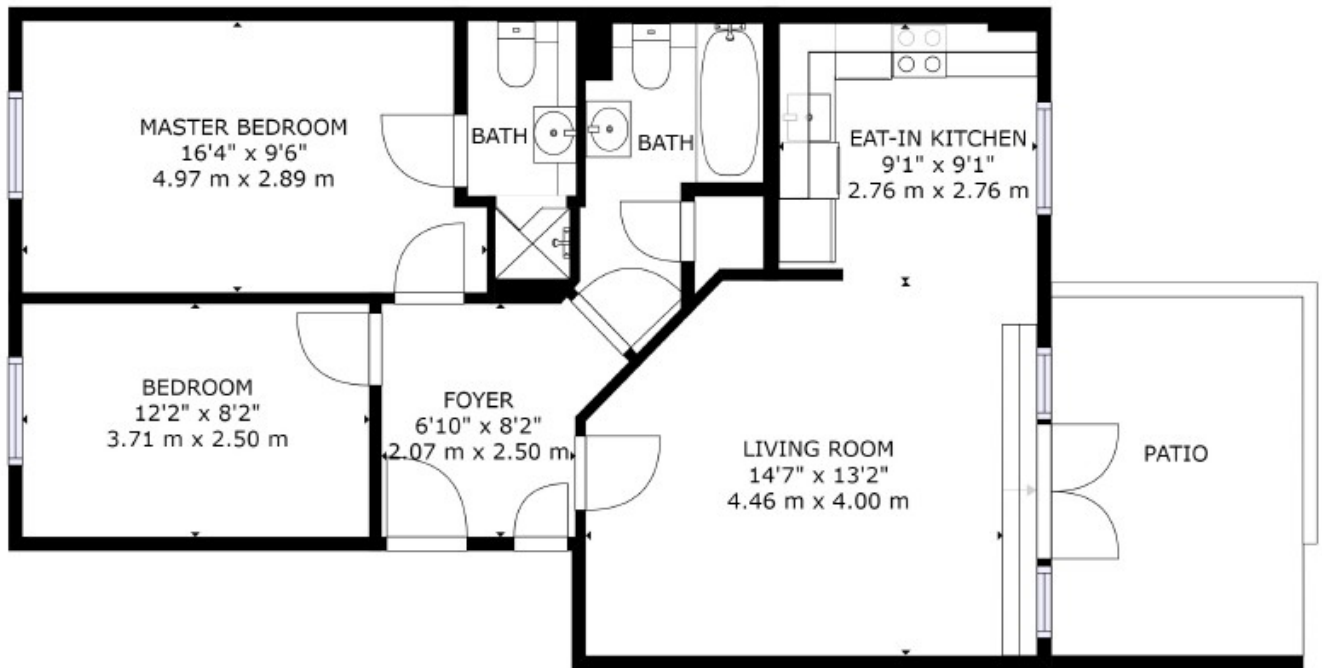
Bathroom

Family Bathroom

3.12m x 1.91m

Family bathroom with tiled floor with part tiled walls, bath with shower over, w.c and w.h.b.





FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 711 sq. ft. 66 m²
TOTAL: 711 sq. ft. 66 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

