

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

13 Ashleigh Court
Castleknock
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this fully furnished two bed apartment strategically located in this mature and popular residential area of Ashleigh Court, Castleknock. It is evident on entering this stunning property that it has been lovingly maintained over the years and is presented in impeccable condition offering quality fittings throughout. Accommodation briefly consists of entrance hallway with wooden floor and storage room, fully fitted kitchen with tiled floor, large Living room with wooden floor and patio doors to the private southwest facing patio. There are two large bedrooms with carpet floor and fitted wardrobes plus a fully fitted family bathroom with bath and shower over. This excellent location is much sought after due to its close proximity to Castleknock Village and Train Station, the M50/N3 motorways and the magnificent Phoenix Park. Viewing is highly recommended.

A.M.V. €290,000

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Features

Stunning two bed ground floor apartment.

In showroom condition with many extras incl in sale.

Wooden floor in hallway and living room.

Two large bedrooms with carpet floor and fitted wardrobes.

Large living room with wooden floor and patio doors to the south west facing patio area.

Fully fitted kitchen with all appliances incl in sale.

Family bathroom with tiled floor, bath with shower over.

Gas central Heating.

Being sold fully furnished.

Double Glazing Throughout

Intercom System

Superb private location within walking distance of Castleknock Village and Train station.

Management Fee EUR2080.

Entrance Hall

Entrance Hall

(2.02m x 1.84m)

Entrance hallway with wooden floor, hot press and storage cupboard.

Living Room

Living room.

(5.79m x 3.70m)

Stunning light filled room with wooden floor and patio doors to the private south west facing patio area.

Dining Room

With wooden floor

Kitchen

Kitchen.

(2.75m x 2.18m)

Fully fitted kitchen unit with tiled floor and splash back, stainless steel sink unit, oven and hob, extractor fan, and fridge / freezer.

Outside Features

Private patio area not overlooked

Overlooking communal gardens.



Bedroom 1

Master Bedroom

(4.93m x 2.64m)

Large double bedroom with carpet floor and fitted wardrobes. TV point and double sockets and upvc window.

Bedroom 2

Bedroom 2.

(3.19m x 2.34m)

Single bedroom with fitted wardrobes and carpet floor, double sockets and upvc window.

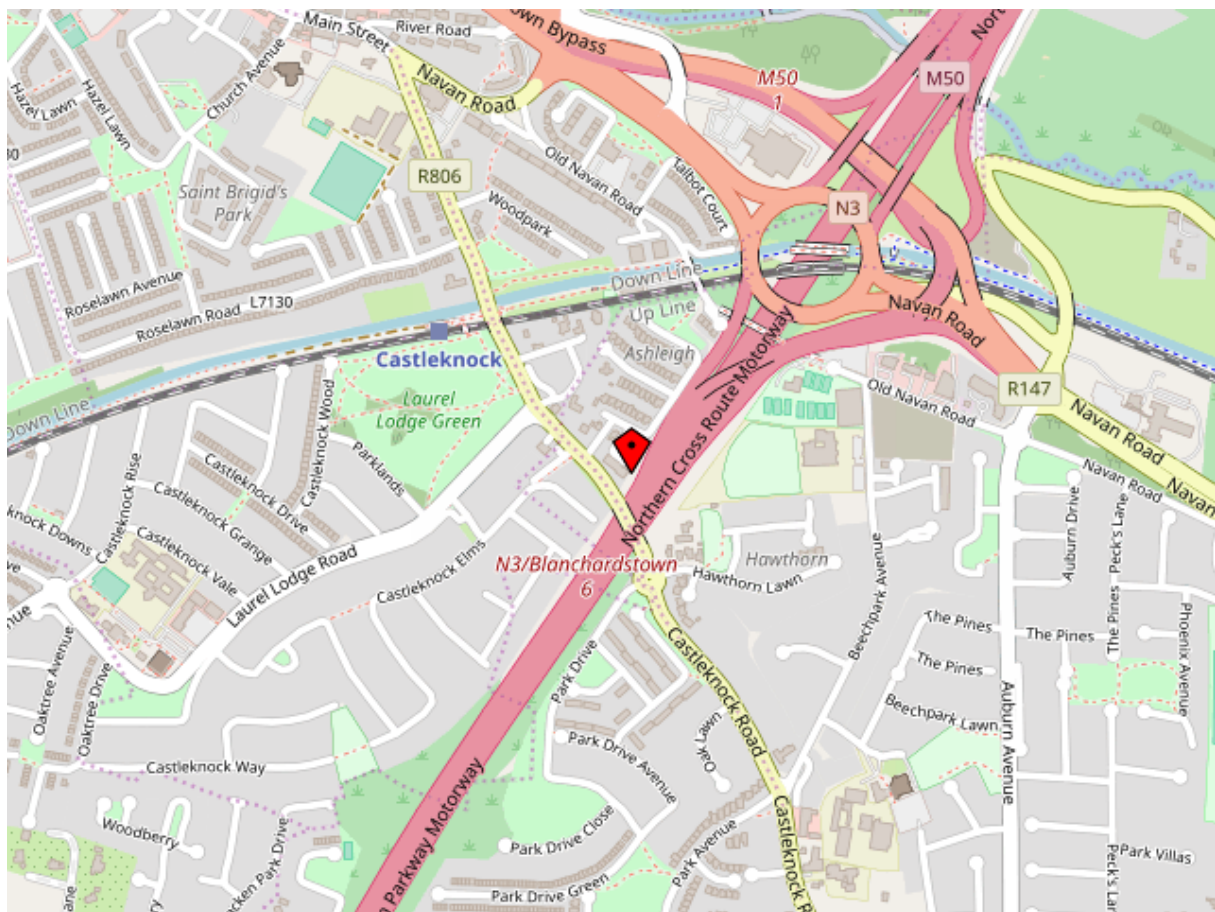
Bathroom

Bathroom

(2.16m x 1.96m)

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





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