

FOR SALE
BY PRIVATE TREATY



35 Collegefort, Castleknock, D15 AK60



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BER: D1 | BER no. 107411241 | EPI 229.59 kWh/m²/yr
GIA 67 m² (725 sq. ft)

Located in a mature development, this ground floor two-bedroom apartment offers a well-balanced mix of space and convenience in the sought-after Castleknock area. The property is just a short distance from Castleknock Village, with Phoenix Park only 500m away, making it ideal for those looking for a prime location.

A standout feature of this property is its charming cottage-like style, which is complimented by a private patio area to the front. While modernisation is obvious, the structure and layout will appeal to buyers seeking a home with character and the opportunity to add their own distinctive touch.

Upon entering the property, you will arrive in a small entrance hall which leads to an impressive spacious living room with a bay window. This generous size room offers plenty of space to a creative new owner to be able to create a cozy sitting room area, a dining area and even a study area. The kitchen

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Castleknock area



is also separate from the living room and some owners of these type of properties in Collegefort have extended the kitchen out into the living room. Through another door off the living room is another internal hallway, separating the living area from the bedrooms and bathrooms.

The master bedroom is generously sized and includes built-in wardrobes, with room for a king-size bed and a recently installed treble-glazed window enhances the room's energy efficiency. The ensuite bathroom features a mains-fed shower, with water heating provided by both gas and immersion. The second bedroom has a double bed and benefits from built-in storage. The main bathroom includes a bath.

Beyond the property itself, the location offers an array of amenities. Castleknock Village, with its selection of shops, cafés, and restaurants, is within walking distance. For outdoor enthusiasts, the nearby Phoenix Park provides vast green spaces for recreation, while Blanchardstown Shopping Centre offers further retail and dining options. Commuters will benefit from excellent transport links, including several nearby bus routes and Castleknock train station, ensuring easy access to Dublin City Centre and beyond.

FEATURES

- Ground floor apartment with own door access
- South facing patio to the front
- Approx. 67.38 sq.m. / 725 sq.ft.
- Gas fired radiator central heating
- Double glazed PVC windows, one new window in the bedroom
- Plenty of communal parking spaces
- Communal green areas
- Close to Castleknock village
- Phoenix Park is only 500m away
- Excellent transport links

ACCOMMODATION

Entrance Hall - 3.06m X 1.17m: Tiled flooring and double door storage unit which is where the gas boiler is also located.

Livingroom - 4.63m X 5.32m: Semi solid wooden flooring, bay window, coving and marble fireplace surround with gas fire inset.

Kitchen - 2.49 m x 1.87 m: Tiled floor and splash back. washing machine, undercounter fridge, countertop freezer, oven, hob, extractor fan.

Internal Hallway:

Bathroom: 1.86m x 1.65m: Bath, wc, whb, fan heater and extractor.

Bedroom 1 - 2.73m X 4.13m: Double bedroom with built in wardrobes and timber flooring.

En-suite - 1.67m x 1.57m: Shower enclosure with mains pump shower, tiled floor, wc, whb, extractor.

Bedroom 2 - 1.8 m X 4.13m: Double bedroom with built in wardrobe and semi solid wooden flooring.







PSRA Licence Number: 003786 – 006878



Junction 6
River Road
Castleknock
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