



For Sale *By Private Treaty*

**Apartment 23, The Elms,
Pelletstown Manor,
Ashtown,
Dublin 15, D15 YH57**

2 Bedroom | 2 Bathroom | 115 sq.m

Guide Price: €325,000



Scan to view Property



Description

RAY COOKE AUCTIONEERS Are Delighted To Introduce This Stunning, Fourth Floor Two -Bedroom Penthouse Apartment With A Wraparound South Facing Terrace To The Market Ideally Positioned In Pelletstown Manor In Ashtown, Dublin 15.

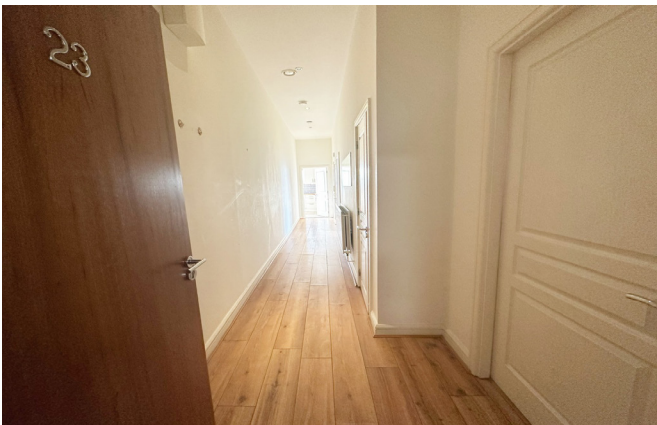
Pelletstown Manor Offers A Wealth Of Amenities Within The Immediate Area Such As Supermarkets (Supervalu And Aldi), Local Pharmacy, Local GP Available To Take New Patients, Restaurants, Cafés And Leisure Clubs. Pelletstown Educate Together School In Addition To Numerous Childcare Facilities (Giraffe And Queen B, All Providing Montessori And Afterschool Service) Are Within Walking Distance. Phoenix Park And Dublin Zoo Are Also Both A Short Walk Away. No 23 Is Only A Short Stroll To The Popular Crescent Park Playground And In Front Of Royal Canal Way. Phoenix Park And Tolka Valley Park Are Also Nearby. The Property Is Well Served By Transport Links With Pelletstown Train Station Just A 5-Minute Walk Away. If The Tram Is Your Preferred Method Of Transport, Broombridge Luas Station Is A 20-Minute Walk Away While The 120 Bus Route Operates Just Moments From The Property. The M50 And M3 Motorway Can Also Be Accessed In Minutes.

Bright And Spacious Internal Living Accommodation Of C. 115 Sqm Comprises Of Long Entrance Hallway With Storage Room And Hot Press, Large Open Plan Kitchen/Living With Dining Area, Two Double Bedrooms With Built In Wardrobes, Master With Ensuite And Large Main Bathroom. This Superb Penthouse Property Comes To The Market In Good Condition Throughout And Boasts A Top Floor Position, Double-Glazed Windows, South Facing Orientation, Open Kitchen/Living And A Large Wrap Around Terrace With Access From Both Bedrooms And The Living Room.

This Fantastic Property Is Sure To Interest Buyers Seeking A Superbly Located Home. An Opportunity Not To Be Missed; Call Ray Cooke Auctioneers Today For Further Information Or To Arrange Viewing!!

Features

- C. 115 Sqm
- BER C1
- 2 Bed 2 Bath
- Penthouse Apartment
- 4th Floor Position
- Large Wrap Around Terrace
- South Facing Orientation
- Access To Terrace Off Both Bedrooms
- Lift Access
- Gas Fired Central Heating
- Double Glazed Windows Throughout
- Ample storage
- Bright, & spacious kitchen/living
- Modern fitted wardrobes in both bedrooms
- Designated secure parking space
- Peaceful development
- Superb Location
- Pelletstown Train Station | 5 Min Walk
- Broombridge Luas | 20 Min Walk
- Dublin City Centre | 12 Min Drive
- Early viewing highly advised!!



Accommodation

Entrance Hall

Laminate flooring with access to living room and kitchen/lounge.

Living Room/Kitchen

Large open plan living area with laminate flooring access to the kitchen. Tiled flooring with eye to floor level units. Access to balcony.

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Bedroom 1

Large Double bedroom with access to the balcony, Laminate flooring and fitted wardrobes.

Ensuite

Fully tiled ensuite with wc, whb and electric shower.

Bedroom 2

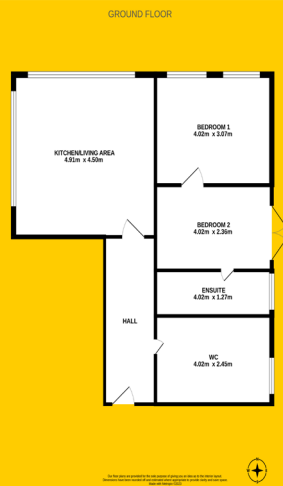
Double room with laminate flooring and built in wardrobes.

Bathroom

Fully fitted with w.c, whb, bath and fully tiled.



Floor Plans



Negotiator

John Sullivan

01 699 5050 or 086 046 9458

Email: john.sullivan@raycooke.ie



Viewing

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

**Ray
Cooke.**
Financial Services

For further information or advice,
Please call: **01 40 30 720 or 087 99 44 036**

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