

20 LOCK-KEEPERS WALK, Royal Canal Park, Dublin 15, D15 Y8C3



Spacious Three-Bedroom Home



Fantastic three-bedroom townhouse ideally located in the well-established Royal Canal Park development





THE PROPERTY

- 20 Lock-Keepers Walk is a 3 bedroom townhouse ideally located in the well-established Royal Canal Park development. This spacious 3 bedroom home features a private patio/garden which opens on to a well maintained landscaped central communal courtyard and a first floor terrace with a pergola.
- The accommodation is cleverly laid out over 3 storeys. The ground floor comprises of a kitchen/ dining room and bright spacious living room, and wc. The living room features large windows to make the most of the natural light with a door leading out to the private garden patio with access to the well-landscaped central communal courtyard.
- The first floor features a generously sized double bedroom with a free-standing wardrobe and large windows allowing for plenty of natural light and overlooking the landscaped central courtyard. The second bedroom includes access to a sunny west facing terrace, with a pergola. The family bathroom is also on this floor.
- The second floor comprises of a large primary bedroom with new fitted wardrobes and ensuite, as well as an under eaves storage room off the landing.
- Royal Canal Park is a well-connected and established development, with excellent transport links into Dublin City Centre, including bus links that run through the development. Pelletstown train station and the Royal Canal Way cycle Path into the city centre are only a short walk away. Also close by are the LUAS at Broombridge, the M50 and the Navan Road giving easy access into the city centre.
- 20 Lock-Keepers Walk also benefits from a wide range of amenities within walking distance in the Royal Canal Park development including Centra, Baked and Bottled bakery and wine bar, Aldi, Café Marmalade, hair salon and creche and the Royal Canal Park concierge office. Additional amenities including shops, restaurants, a pharmacy and schools can all be found in nearby Rathborne Village and surrounding areas.
- It is ideally positioned beside the Royal Canal with tree lined pedestrian walkways and cycle paths. It is also close to both the Phoenix Park and Tolka Valley Park offering further outdoor recreational opportunities.







20 LOCK-KEEPERS WALK

ROYAL CANAL PARK, DUBLIN 15

Centra

Baked & Bottled

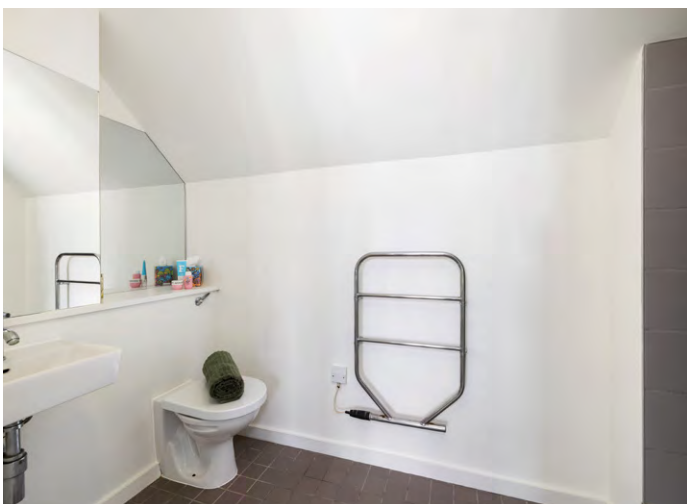
Café Marmalade

Aldi

Royal Canal Way Cycle Path

Pelletstown Train Station



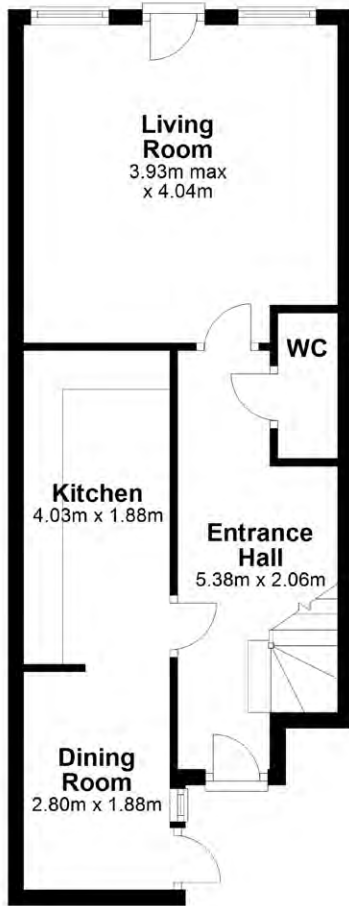




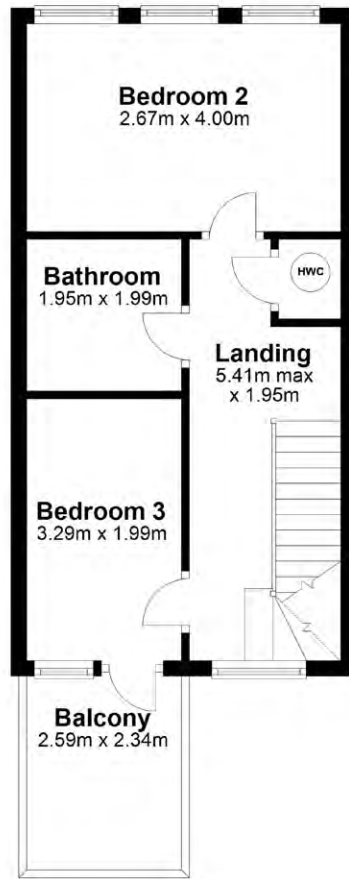


FLOOR PLANS

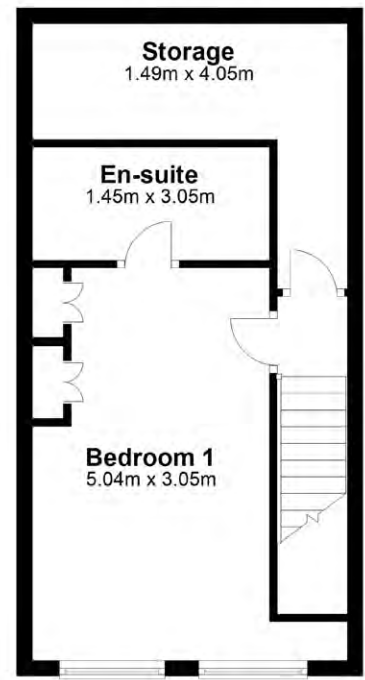
Ground Floor

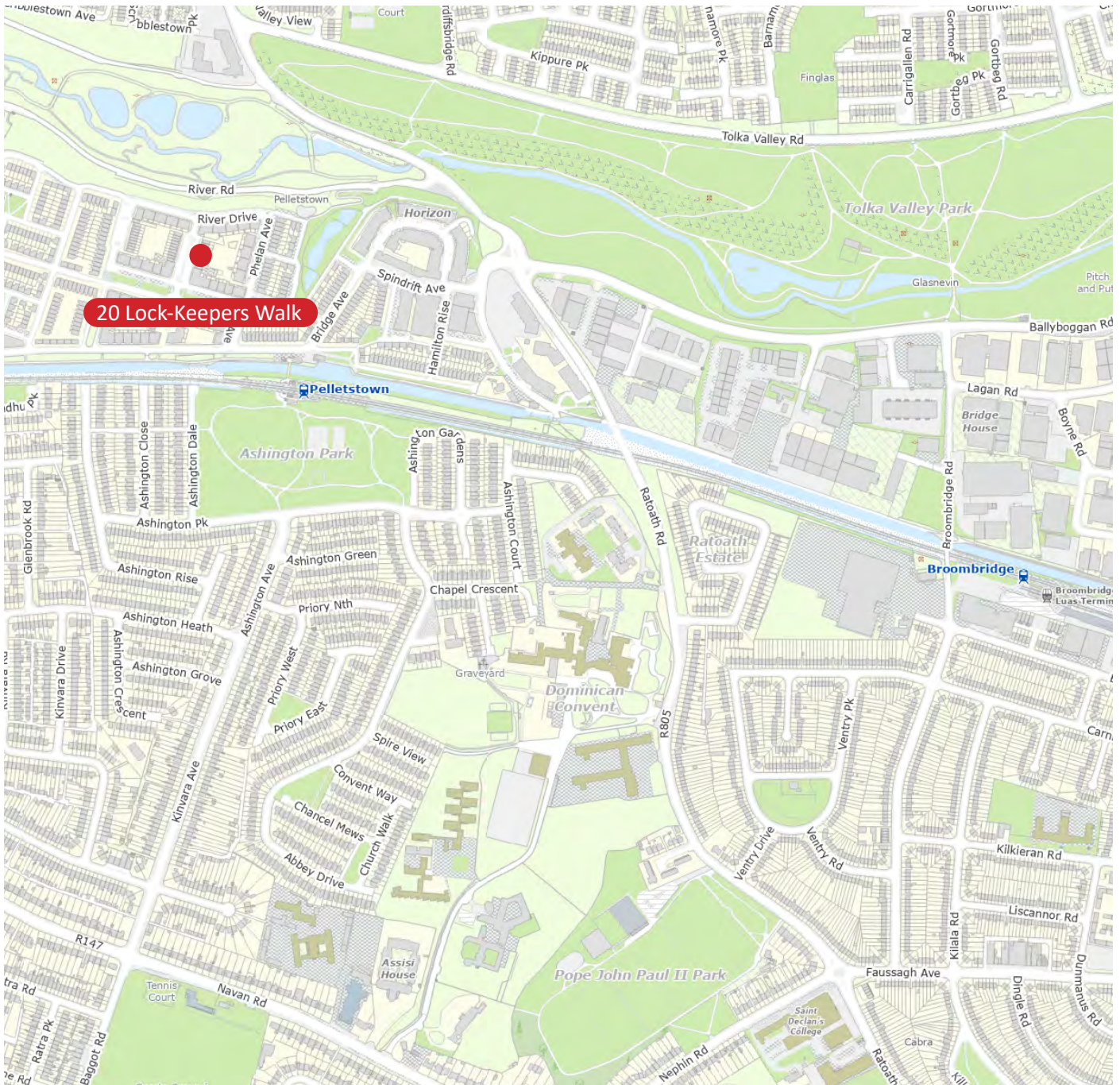


First Floor



Second Floor





ORDNANCE SURVEY LICENCE NO. AU0009525 SCS. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©

SERVICE CHARGE:

Currently approximately €1,381.59 per annum

TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment

BER Details:

BER C1

BER No. 119422020

Energy Performance Indicator: 156.94 kWh/m²/yr



01 6318 402

www.hmd.ie

118 Lower Baggot Street, Dublin 2

Email: sales@hmd.ie

PSRA Licence No: 001651



Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give, the Agent(s) or is its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.