



Apt 18 Castlegate, Oliver Plunkett Road, Monkstown,  
Co Dublin A96 AV96

Beirne  
& Wise





Located in this highly sought after residential area, this delightful top-floor apartment on Oliver Plunkett Road offers a unique opportunity for those seeking a compact home with huge potential. Built in 2006, this property boasts a south-west facing aspect, allowing for an abundance of natural light and wonderful views over the neighbourhood and towards the Dublin Mountains.

The apartment features a well-proportioned reception room and a large double bedroom, both enjoying access to the sunny balcony. Although the property is in need of some upgrading and redecoration, it presents a blank canvas for buyers to infuse their personal style and create a wonderful home in a hard to beat location.

This apartment is located above neighbourhood shops ensuring that daily conveniences are within easy reach. Additionally, the vibrant villages of Monkstown, Blackrock, and Dun Laoghaire Town are all nearby, offering a wealth of amenities, including cafes, restaurants, and scenic coastal walks.

This apartment is ideal for first-time buyers, investors, or anyone looking to downsize while still enjoying the benefits of a lively community. With its prime location and potential for transformation, this property is not to be missed.

## Features

- Second Floor One Bedroom Apartment
- 1 Car Space ( Space 24)
- Electric Heating
- Close to Bus Stops and DART
- 45sqm
- Underground Car Space
- South West Facing Balcony
- Close to Coffee Shops & Parks

## Accommodation

### ENTRANCE HALL

Laminate wooden flooring. Hot press storage cupboard.

### LIVING/DINING ROOM

3.25m x 4.15m

Large light-filled, south-west facing room with floor to ceiling windows overlooking roof tops and towards the Dublin Mountains. Laminate wooden flooring. Door to the decked balcony.

### KITCHEN

2.05m xx 2.05m

Wall and floor storage cupboards with an electric oven and hob, washing machine.

### BEDROOM

2.50m x 4.34m

Large south facing double bedroom with a glass door opening to the balcony. Built in wardrobes.



**BALCONY**  
2.40m x 1.25m  
South west facing balcony with wonderful views across south county Dublin and towards the Dublin Mountains.

**BATHROOM**  
Complete with bath, W.C. and wash hand basin.

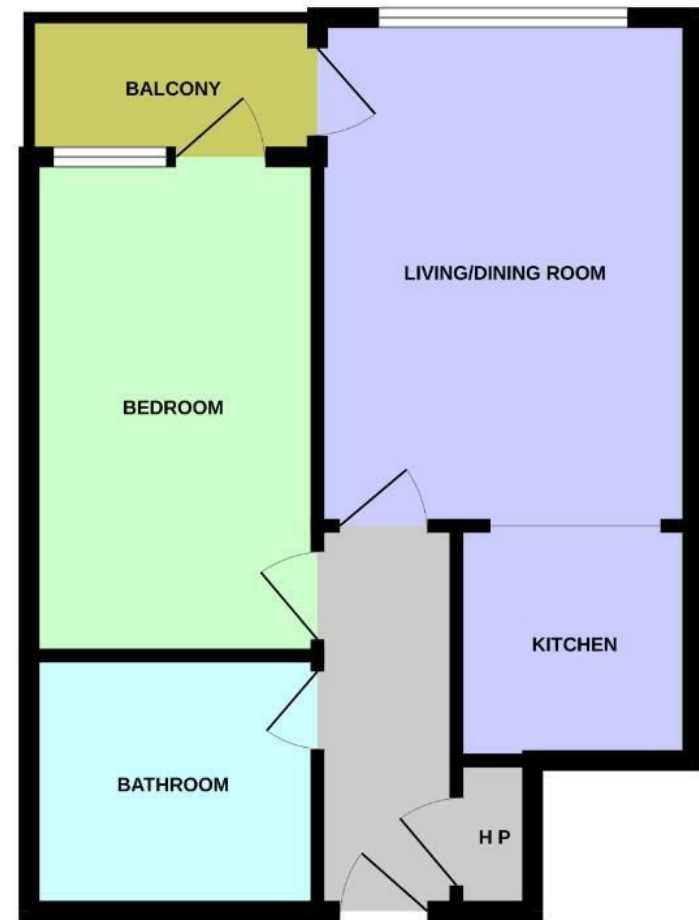
**OUTSIDE**  
The front entrance to Castlegate is located close to Centra on Oliver Plunkett Road. There is a lift to the second floor. The car park entrance is located to the rear of the development on Dunedin Drive. Electric vehicular gates open to the ramp, leading to the underground car park. The car space is number 24. At garden level there is a landscaped courtyard for residents' use.

**MANAGEMENT COMPANY**  
Oliver Plunkett Management Company Limited By Guarantee  
Annual Service Charge:  
Approximately €1919.29.

**BER**  
Ber No. 102147428  
Output. 205.52 kWh/m<sup>2</sup>/yr







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