

FEATURES:

- New Gas Boiler With Hive Remote
- Alarm With Smart Phone Alerts App
- Turn Key Condition
- Cobblelock Driveway
- Gas Fired Central Heating



AMENITIES:

Only minutes walk to bus stops, shops, family medical centre, playground, crèches, primary and secondary schools, etc. Phoenix Park (incl. Dublin Zoo and Farmleigh), Blanchardstown SC, supermarkets, Castleknock Village and M50 are all less than 10 minutes drive away. The City Centre, Dublin Airport and Heuston Station are also only a short distance.

Viewing by appointment only contact

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PRICE REGION €385,000

FOR SALE BY PRIVATE TREATY

**62 THE VILLAGE
CLONSILLA
DUBLIN 15
D15 X3NV**



Floor Area c. 132 sqm / 1420 sqft

Flynn & Associates are delighted to present this stunning property to the market. Number 62 The Village is a modern semi-detached four bedroom extended family home presented in wonderful condition throughout. This impressive property is set overlooking mature trees and a green recreational area in this popular development just off the Clonsilla Road. The property is within walking distance of many great amenities including schools, bus routes, Clonsilla train station and the Blanchardstown Shopping Centre which offers a range of shopping and leisure facilities. The M3 and M50 motorways provide easy access to all road networks. Ground floor accommodation comprises of entrance hallway with guest wc, lounge, kitchen with fitted appliances, family room and guest bedroom with ensuite. On the first floor there are three well appointed bedrooms with built in wardrobes, master ensuite and family bathroom. To the rear the garden is laid with artificial grass and a patio area that catches the evening sun. The front garden features ample parking and cobble locked driveway. Viewing is highly recommended and by appointment only.



ACCOMMODATION

Entrance Hallway
5.06m (16'7") x 1.94m (6'4")

Guest wc, laminate wood floor, coving, understairs storage.

Lounge
5.2m (17'1") x 3.2m (10'6")

Laminate wood floor, gas fire with wooden surround, coving, double doors to kitchen / dining room.

Kitchen / Dining Room
5.39m (17'8") x 5.14m (16'10")

Excellent range of shaker style press units, recessed lighting, double skylights, cooker, hob, dishwasher, washing machine, tumble dryer & microwave included, laminate wood floor, tiled splashback.

Family Room
5.29m (17'4") x 3.09m (10'2")

Laminate wood floor, recessed lighting, double doors to rear garden.

Bedroom 1
3.66m (12'0") x 3.4m (11'2")

Built in wardrobes, laminate wood floor.

Ensuite
1.68m (5'6") x 1.4m (4'7")

Fully tiled with wc, whb & shower, heated towel rail, window.

Bedroom 2
3.82m (12'6") x 3.16m (10'4")

Built in wardrobes, laminate wood floor.

Bedroom 3
3.01m (9'11") x 2.33m (7'8")

Laminate wood floor, built in wardrobes.

Bedroom 4
3.59m (11'9") x 3.1m (10'2")

Laminate wood floor, recessed lighting.

Ensuite
3.1m (10'2") x 1.01m (3'4")

Comprising wc, whb & electric shower, tiled floor & part tiled walls, window.

Bathroom
1.81m (5'11") x 1.81m (5'11")

Fully tiled with wc, whb & bath with shower attachment.