

**FOR SALE**

BY PRIVATE TREATY

2 Dalriada Green  
Knocklyon  
Dublin 16  
D16 VW53



Three Bedroom Terrace House  
c.125sq.m / 1345sq.ft



**Price: €520,000**

[raycooke.ie](http://raycooke.ie)

PSRA Licence Number 002307



## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing no. 2 Dalriada Green to the Knocklyon market - a splendid three bedroom family home spread over three levels - enviably positioned with this quaint cul de sac. Is it any wonder Dalriada has soared in demand in recent years, with all of Knocklyon's essential amenities within arm's reach including Knocklyon Shopping Centre, Woodstown Shopping Centre, St. Colmcille's primary & secondary schools and Knocklyon United FC. On a transport note there is a choice of bus routes directly to the front of the development and the M50 Motorway is only a stone's throw away. Internal living accommodation of c. 125 sq.m comprises of entrance hallway with guest wc, lounge, kitchen/dining room with separate utility, three double bedrooms, family bathroom and two ensuite shower rooms. No. 2 truly is a stunning example. Having been constructed in 2015 it boasts all the bells and whistles of a modern A-rated property. Its current owner has left no stone unturned with each and every room having been decorated with great attention to detail and now being offered in turn-key condition to the lucky new owner. The cul de sac, complete with its very own playground, is prime for young families. The manicured rear garden is very easy on the eye, is relatively low maintenance, and is further enhanced by a sunny south westerly aspect which attracts sunshine until late evening. An equally attractive prospect for any first time buyer looking to step onto the property ladder or growing family trading up within the area - register your interest for viewing through Ray Cooke Auctioneers today.

## FEATURES

- c. 125 sq.m
- BER A3
- Spread over three levels
- Management fee c. €765 per annum
- Built 2015
- Alarmed
- Double glazed windows
- Gas fired central heating
- Solar panels
- Immaculate condition throughout
- Fitted kitchen with breakfast bar space
- Utility room
- 3 double bedrooms
- 2 double bedrooms + bathroom + ensuite on 1st floor
- 1 feature master bedroom + ensuite on 2nd floor
- Designated + visitors parking to front
- Not overlooked to front
- Children's playground within arm's reach
- Low maintenance and beautifully maintained rear garden
- Barna storage shed
- Sunny south westerly rear orientation
- Highly sought after development
- Bus routes on your doorstep
- M50 Motorway within 2 minutes by car
- IDEAL for first time buyers or any growing family trading up



## ACCOMMODATION

### FRONT

Not directly overlooked, overlooking playground, designate and visitors parking to front

### ENTRANCE HALLWAY

4'9" x 8'2" (1.5m x 2.5m)

Laminate floor access to guest wc, kitchen/dining room and lounge, carpet to stairs and landing

### LOUNGE

12'1" x 15'4" (3.7m x 4.7m)

Laminate floor, dual aspect, patio doors to rear garden

### KITCHEN / DINING AREA

11'8" x 20'9" (3.6m x 6.4m)

Laminate floor, fully fitted L shaped kitchen with breakfast bar area, access to utility room with further access to rear garden.

### REAR

Walled and fenced with lawn and paved areas, border flower bed, timber Barna shed, sunny south facing orientation

### BATHROOM

12'7" x 6'2" (3.9m x 1.9m)

Fitted with wc, wash hand basin, bath with shower, tile to floor and wet areas

### BEDROOM 1

13'1" x 9'2" (4m x 2.8m)

Double to front, carpet floor, built in wardrobes

### BEDROOM 2

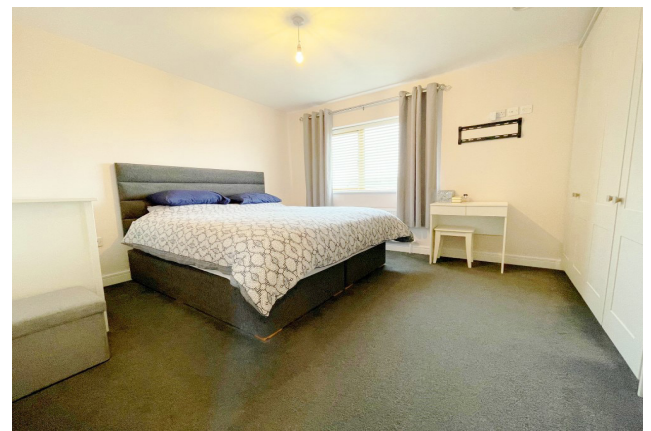
11'4" x 11'8" (3.5m x 3.6m)

Double to front, carpet floor, built in wardrobes, access to ensuite

### BEDROOM 3

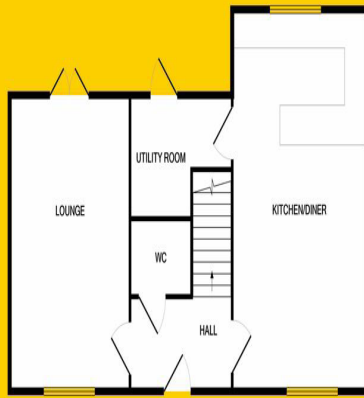
11'5" x 11'8" (3.5m x 3.6m)

Located on the second floor, double bedroom, carpet to floor, built in wardrobe, private ensuite

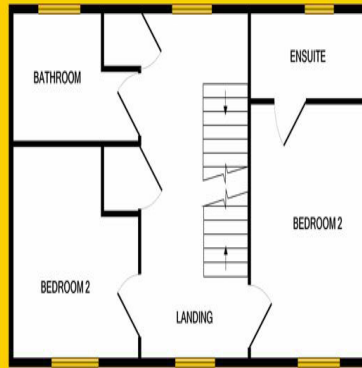




## FLOOR PLAN



GROUND FLOOR



1ST FLOOR



2ND FLOOR

## 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.

## NEGOTIATOR

Ross McHugh and he can be contacted on 01 6875800 or 087-1368084

Alternatively you can send an email to [ross@raycooke.ie](mailto:ross@raycooke.ie) and we will contact you.



## MORTGAGES

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