

FOR SALE

BY PRIVATE TREATY

**10 Beverly Lawns
Knocklyon
Dublin 16
D16 C6P2**



Three Bedroom Semi Detached
c.115sq.m / 1,238sq.ft



Price: €545,000

raycooke.ie

PSR Licence Number 002307

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this magnificent, extended three bedroom semi detached property to the market ideally positioned within the quaint cul de sac of Beverly Lawns in the heart of Knocklyon, Dublin 16. Knocklyon is, and always has been, "the place to be" for young families looking to lay down roots in well established surroundings with a wealth of amenities on your doorstep. Beverly is in the catchment area for the esteemed St. Colmcilles Primary & Secondary Schools whilst also finding itself within walking distance of Knocklyon Shopping Centre, Knocklyon United FC and Ballyboden St. Endas GAA Club. 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 spans to c. 115 sq.m and downstairs comprises of entrance porch, lounge, living room/home office(garage conversion), kitchen with separate utility space, shower room and rear sun room. Upstairs you will find three bedrooms, the family bathroom and master bedroom ensuite. The peaceful cul de sac suits growing families down to the ground. The paved front offers off street parking and the recently upgraded rear garden boasts an idyllic, sunny westerly orientation. Recently sales in Beverly have been snapped up and there is likely to be no change here. Immediate interest will be seen from a range of first time buyers and upsizers alike - Register viewing interest today.

FEATURES

- c. 115 sq.m
- BER C2
- 3 bed/3 bath
- Double glazed windows
- Gas fired central heating
- Upgraded gas boiler
- Fully fitted kitchen
- Separate utility space
- Additional rear sun room
- Additional ground floor shower room
- Garage conversion to suit a wide variety of uses
- Three bedrooms on first floor
- Family bathroom and master ensuite on first floor
- Recently upgraded garden in lawn and composite decking
- Timber storage shed
- Sunny westerly orientation
- Paved driveway with off street parking
- Mature and established development
- In the catchment area for St. Colmcilles Primary & Secondary Schools
- Knocklyon Shopping Centre within walking distance
- M50 Motorway 3 minutes by car
- Ideal for both first time buyers and clients trading up



ACCOMMODATION



FRONT

Paved driveway with ample off street parking

ENTRANCE PORCH

Tiled floor and access to lounge

LOUNGE

Feature fireplace laminate floor and access to inner hallway, laminate floor, carpet to stair and landing, under stair storage, access to kitchen dining room

KITCHEN / DINING AREA

L Shaped fitted kitchen, tile to floor and splashback, access to utility area, and to sunroom

SUNROOM

Tiled floor continued from kitchen, Velux window, double door to rear garden

REAR

Composite Decking and lawn area, fully walled, timber storage shed, sunny westerly orientation

LIVING ROOM / OFFICE (CONVERTED GARAGE)

Would suite a variety of uses, laminate flooring, built in wardrobe, access to utility area and separate downstairs fully tiled shower room

BEDROOM 1

Master bedroom to the rear of the property, laminate floor, access to ensuite

BEDROOM 2

Double room to front of the property, laminate floor

BEDROOM 3

Single room to front of the property, wall of built in wardrobes

BATHROOM

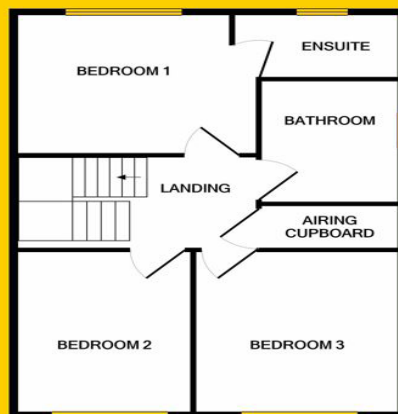
Fully tiled fitted with wc, wash hand basin, bath with Mira shower



FLOOR PLAN



GROUND FLOOR



1ST 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 McHughand he can be contacted on 01 6875800 or 087-1368084

Alternatively you can send an email to ross@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:

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