

**FEATURES:**

- South Facing Rear Garden
- Turn Key Condition
- Excellent Location
- Large Driveway
- Double Glazed Windows
- Gas Fired Central Heating



**AMENITIES:**

Only minutes walk to train station, 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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**Flynn & Associates 8211311**

**PRICE REGION €380,000**

*FOR SALE BY PRIVATE TREATY*

**24 RIVERWOOD GREEN  
CASTLEKNOCK  
DUBLIN 15  
D15 H3F2**





Floor Area c. 91 sq.m / 979 sq.ft

Flynn and Associates are delighted to introduce 24 Riverwood Green to the market. This wonderful 3 bedroom semi-detached property is located at the end of a quiet cul-de-sac in this highly sought after estate. The tastefully decorated home consists of a bright welcoming entrance hall, warm lounge with integrated solid fuel stove, open plan kitchen dining area with French doors to sunny rear garden, utility with guest wc, three spacious bedrooms all with fitted wardrobes (master en-suite) and beautifully tiled main bathroom. Boasting a host of many features such as the large driveway to the front and spacious Southerly facing rear garden to name just a few. Number 24 Riverwood Green is within walking distance to Coolmine & Castleknock Train Stations with bus stops on the doorstep. Easy access to all amenities such as schools, shops, Blanchardstown Shopping Centre, Castleknock Hotel, sports clubs and many more. Viewing is highly recommended and is by appointment only.



**ACCOMMODATION**

**Entrance Hallway**

**4.5m (14'9") x 1.4m (4'7")**

Semi solid wood floor, coving, centrepiece, phone point.

**Lounge**

**4.01m (13'2") x 3.9m (12'10")**

Integrated solid fuel stove with granite surround, semi solid wood floor, tv point, coving, centrepiece.

**Open Plan Kitchen / Dining**

**5.6m (18'4") x 5.5m (18'1")**

Excellent range of fitted press units, plumbed for dishwasher, tiled floor in kitchen and semi solid wood floor in dining area, tv point, coving, centrepiece. patio doors to rear garden.

**Utility**

**2.7m (8'10") x 1.2m (3'11")**

Guest wc, plumbed for washing machine, tiled floor.

**Landing**

**3.1m (10'2") x 2.2m (7'3")**

Fitted press units, carpet flooring.

**Bedroom 1**

**3.1m (10'2") x 4.6m (15'1")**

Bay window, excellent range of fitted wardrobes, recessed lighting, tv & phone points.

**Ensuite**

**1.6m (5'3") x 1.6m (5'3")**

Fully tiled with wc, whb & shower, recessed lighting.

**Bedroom 2**

**3.3m (10'10") x 3.2m (10'6")**

Built in wardrobes, carpet flooring, recessed lighting, coving.

**Bedroom 3**

**3.1m (10'2") x 2.4m (7'10")**

Carpet flooring, built in wardrobes, recessed lighting.

**Bathroom**

**2.1m (6'11") x 2.1m (6'11")**

Fully tiled with wc, whb & bath with shower attachment, recessed lighting, heated towel rail.