

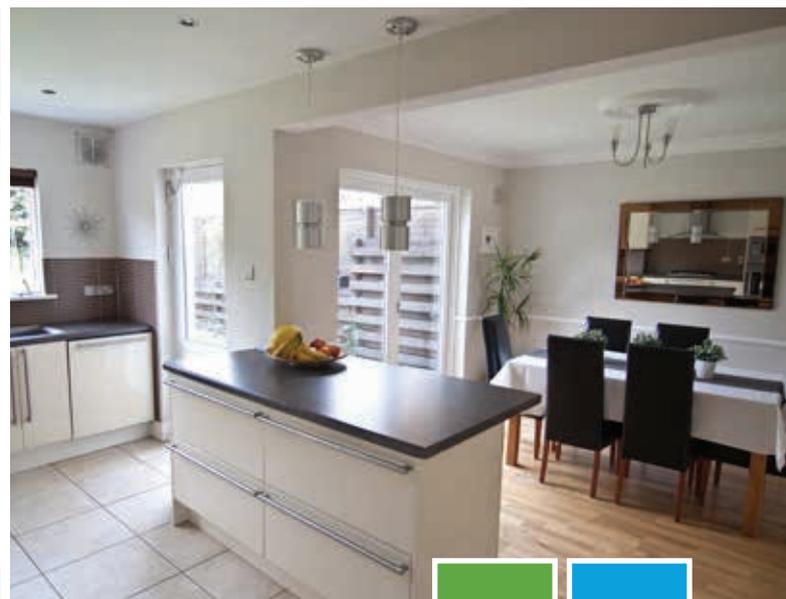
**FOR SALE BY PRIVATE TREATY**

**Gross Internal Area:** c. 119.40m<sup>2</sup>

**BER Rating:** D2 **BER No:** 109825950 **EPI:** 262.02 kWh/m<sup>2</sup>/yr



## 3 Burnell Park Green, Castleknock, Dublin 15



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**This three-bedroom semi-detached family home with attic conversion comes to the market in the highly sought after and mature development of Burnell Park. The property is positioned on “The Green”, which is one of the more desirable locations of the estate and is in the catchment area for St. Patrick’s National School.**

The property is presented in good condition throughout and benefits from some lovely features. To the front a porch has been added, there is a good sized sitting room with fireplace and to the rear of the house there is a spacious open plan kitchen and dining room with contemporary high gloss fitted units and a breakfast bar.

Upstairs, there are three bedrooms, the master is ensuite and there is also a main bathroom with corner bath and overhead shower. The attic has been converted and boasts a bright living space with Velux windows and a separate area currently used as a study. There is also additional storage space within the attic eaves. To the front of the property there is a driveway and lawn area and to the rear there is a lawned garden.

Burnell Park is located just off the Carpenterstown Road and location wise this property will appeal to families of all ages as well as commuters. Coolmine Train Station is within a short walk and the area is well serviced by Dublin

Bus. There are a number of primary and secondary schools in the vicinity including St. Patrick’s National School and Castleknock Community College. Local sports clubs and shopping facilities are all close by including the local shops in the Carpenter pub complex which is a short stroll away. The Blanchardstown Shopping Centre, Castleknock Hotel and Phoenix Park are all within easy reach and the M50 can be accessed easily.

To arrange a viewing appointment, contact local Estates Agents; Paul Tobin Estates on 01 902 0092.



## ACCOMMODATION

### Downstairs:

Porch (2.9 x 0.61)

Hallway (5.07 x 1.08 at shortest width & 1.91 at widest)

Sitting room (5.06 x 3.97)

Guest WC (1.64 x 0.78)

Kitchen (2.83 x 4.90)

Dining area (3.02 x 3.45)

### Upstairs:

Landing (2.2 x 1.98)

Master bedroom (3.12 x 4.1)

Ensuite (2.78 x 1.00)

Bedroom 2 (3.12 x 4.4)

Bedroom 3 (2.67 x 2.8)

Main bathroom (1.78 x 1.94 + 0.69 x 0.88)

Attic landing area (1.6 x 2.2 + 0.69 x 1.96)

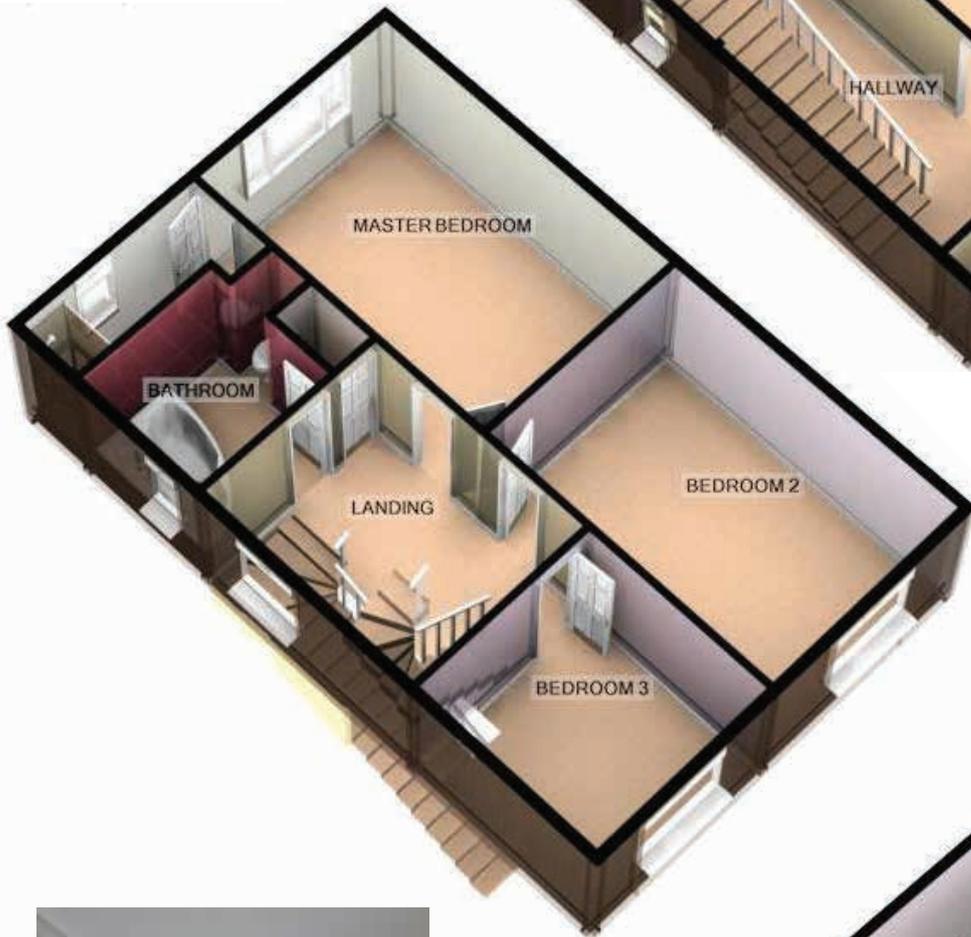
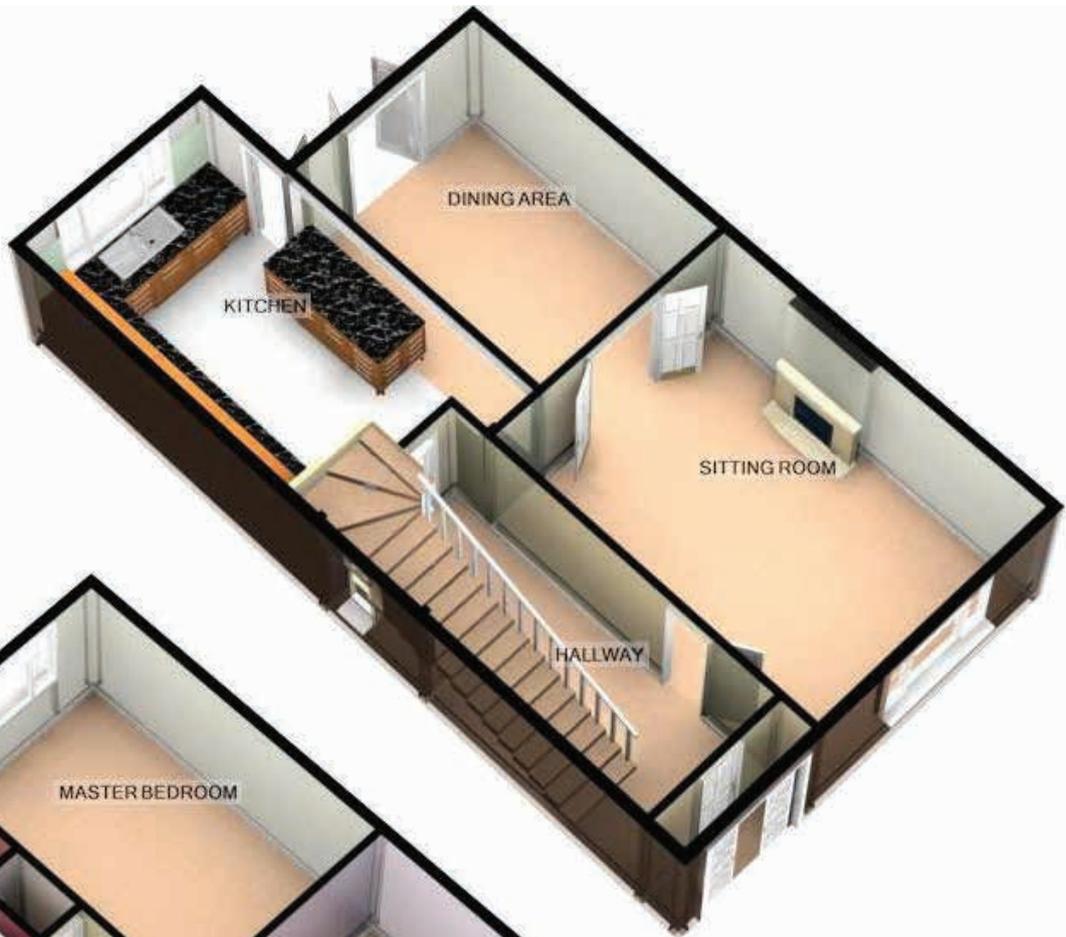
Attic room (3.96 x 4.23)

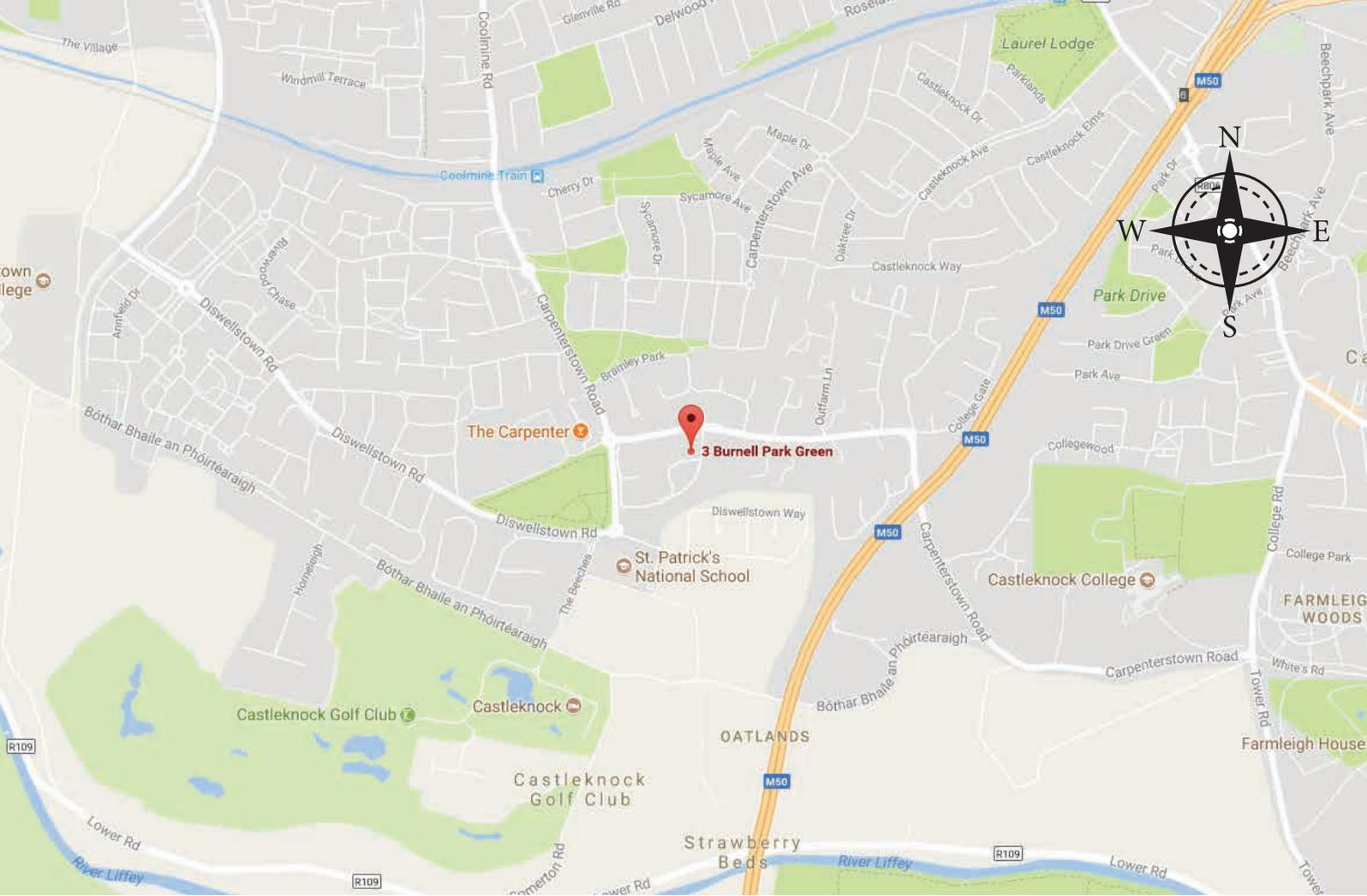
## FEATURES

- Attic converted
- New carpets in bedrooms & landing area
- New light fittings
- Alarm system
- Sitting room
- Kitchen & dining area
- 3 bedrooms + converted attic room
- 2 bathrooms + Guest WC
- Private driveway to front
- Rear garden
- Highly sought after location
- Short walk to local shops
- Close to all amenities
- Ideal family home









Boutique Estate Agent in  
Blanchardstown Village

PSRA Licence No: 002636 / 005735

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