

FEATURES:

- Excellent Location
- Private Paved Rear Garden
- Cobbelock Driveway
- Gas Fired Central Heating
- Double Glazed Windows

**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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PRICE REGION €550,000

FOR SALE BY PRIVATE TREATY

**16 BURNELL PARK AVENUE
CASTLEKNOCK
DUBLIN 15
D15 NYH6**



Floor area c. 127 sqm / 1367 sqft

Flynn & Associates are delighted to bring 16 Burnell Park Avenue to the market. This exceptional 4 bedroom semi-detached home comes to the market offering bright and spacious accommodation. In brief the accommodation comprises of entrance hallway with guest wc, large lounge with feature bay window and double doors into dining room with access to rear garden, kitchen with access to rear garden, four spacious bedrooms (master with ensuite) and main bathroom. Boasting a cobblelock driveway and private paved rear garden. Also benefitting from quiet surroundings, mature green spaces and a location that is always in high demand. Burnell Park Avenue is conveniently located just off the prestigious Carpenterstown Road. Within walking distance of many amenities such as schools, shops, bus and train routes, the Phoenix Park and many more.



ACCOMMODATION

- Entrance Hallway**
5.2m (17'1") x 1.7m (5'7")

Guest wc, coving, centrepiece, phone point, carpet flooring.
- Lounge**
6.2m (20'4") x 4.1m (13'5")

Gas fire with marble hearth & wooden surround, bay window, coving, centrepiece, carpet flooring, double doors to dining room.
- Dining Room**
4.01m (13'2") x 3.01m (9'11")

French doors to rear garden, coving, centrepiece, carpet flooring.
- Kitchen**
5.8m (19'0") x 3.01m (9'11")

Range of fitted press units, plumbed for dishwasher & washing machine, tiled floor & splashback, access to rear garden.
- Bedroom 1**
4.51m (14'10") x 3.5m (11'6")

Built in wardrobes, baywindow, carpet flooring, tv point.
- Ensuite**
1.8m (5'11") x 1.7m (5'7")

Comprising wc, whb & shower, tiled floor & part tiled walls.
- Bedroom 2**
3.8m (12'6") x 3.2m (10'6")

Built in wardrobe, carpet flooring.
- Bedroom 3**
2.8m (9'2") x 2.6m (8'6")

Built in wardrobes, carpet flooring.
- Bedroom 4**
2.8m (9'2") x 2.4m (7'10")

Carpet flooring.
- Bathroom**
2.3m (7'7") x 1.7m (5'7")

Comprising wc, whb & bath with shower attachment, tiled floor & part tiled walls, Velux window.

