

**FOR SALE**

BY PRIVATE TREATY

**3 Warrenstown Rise  
Blanchardstown  
Dublin 15  
D15A8N8**



Three Bedroom Semi Detached  
c.104sq.m /1,119sq.ft



**Price: €280,000**

PSR Licence Number 002307

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this extended three bedroom semi detached family home, with a self contained granny flat/home office, to the market ideally positioned on Warrenstown Rise, Dublin 15.

The location is truly next to none as you are merely a short stroll from a selection of local shops, leisure facilities and both primary & secondary schools. The M50 Motorway, The National Aquatic Centre and Blanchardstown Shopping Centre are also found within arm's reach.

Internal living accommodation of c. 104 sq.m comprises of entrance hallway, lounge with wc/shower room, kitchen/dining room, extended rear living room, three bedrooms, family bathroom and master bedroom ensuite.

The lengthy rear garden has been well manicured and gives way to a self contained granny flat/home office that is ideal for a variety of uses.

A prime proposition for any first time buyer or growing family looking to upscale within Dublin 15.

## FEATURES

- c. 104 sq.m
- BER D1
- Self contained granny flat/home office (c.6m x 4m)
- Double glazed windows
- Gas fired central heating
- WC/Shower room off main lounge
- Generous kitchen/dining room
- Extended rear living room
- Three large bedrooms
- Master bedroom ensuite
- Off street parking to front
- Lengthy, manicured rear garden
- Not overlooked to rear
- Highly sought after development
- Within walking distance of Blanchardstown Shopping Centre
- M50, M3 and bus routes all within easy reach
- Ideal for first time buyers and families trading up





## ACCOMMODATION



### HALLWAY

Timber flooring, carpet to stairs and landing with access to under stairs storage, lounge and kitchen dining room.

### LOUNGE

14'7" x 12'1" (4.5m x 3.7m)

Timber flooring feature fire place with gas fire and access to guest WC/shower room.

### KITCHEN /DINING ROOM

16'7" x 9'5" (5.1m x 2.9m)

Fitted kitchen, tiled flooring and splashback, sliding door to extended rear living room.

### EXTENDED LIVING ROOM

14'7" x 11'1" (4.5m x 3.4m)

Laminate flooring with patio doors to rear.

### BEDROOM 1

7'5" x 11'1" (2.3m x 3.4m)

Single bedroom to the front of the property with carpet flooring and built in wardrobes.

### BEDROOM 2

8'5" x 12'4" (2.6m x 3.8m)

Double bedroom to the front of the property with carpet flooring and built in wardrobes.

### BEDROOM 3

9'5" x 13'1" (2.9m x 4m)

Double bedroom to the front of the property with carpet flooring and built in wardrobe with access to ensuite.

### BATHROOM

8'2" x 6'5" (2.5m x 2m)

Fitted with WC, wash hand basin, bath with shower attachment.

### REAR GARDEN

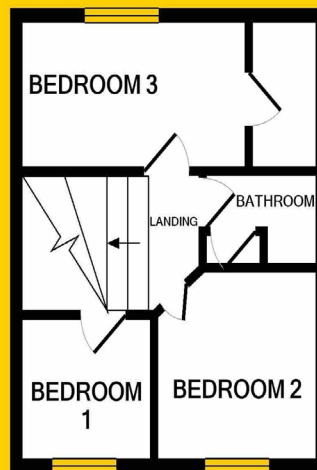
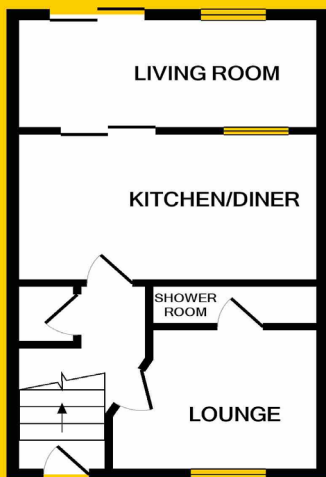
Not over looked, paved and raised lawn area, fully walled with access to self contained unit.

### SELF CONTAINED UNIT

12'7" X 20'3" (3.9M X 6.2M)

Kitchen living area with separate bedroom and ensuite.





## 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 4030720 or 087 1368084**

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



## MORTGAGES

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