

# 22 BRACKEN PARK DRIVE, Castleknock, Dublin 15, D15 VX83



## Superb Cosgrave-built House



Situated in one of the most popular residential locations in West Dublin and surrounded by high quality housing and convenient to the Phoenix Park & Castleknock Village







## THE PROPERTY

- Exceptional 5 bedroom, Cosgrave built residence which has a traditional charm to its style and appearance, while incorporating an abundance of contemporary features. This spacious family home extends to c. 180 sq.m/ 1,937 sq.ft and benefits from an A2 BER rating, ensuring energy efficiency.
- No. 22 is perfectly designed to provide the optimal spaces for family living. Accommodation on the ground floor comprises of an entrance hallway, large living room to the front of the house which overlooks the landscaped park. To the rear of the house is an open plan kitchen/dining/ family room which leads on to the south-facing patio, creating an elegant extension of space.
- The kitchen features superb contemporary 'Oriel' High Gloss & Wenge kitchen units with Beige Stardust Quartz worktops, fully integrated appliances, and tiled floors. There is a utility room off the kitchen which comes with a worktop and sink and a good selection of cupboards and is fitted with a washing machine and tumble dryer. The kitchen area transitions seamlessly to the dining/family area which creates a practical and versatile space for entertaining guests. There is also a ground floor WC.
- Upstairs, the landing leads to 5 spacious double bedrooms, main bedroom with ensuite. These 5 bedrooms provide a comfortable and elegant space to enjoy. There is also a family bathroom complete with bath, shower, W.C and wash basin.
- This superb property is located in one of the most popular residential locations in West Dublin surrounded by high quality housing and convenient to the Phoenix Park & Castleknock Village. The area is extremely well served by schools, colleges and sporting amenities and is in close proximity to several shopping centres, such as Blanchardstown Shopping Centre and Liffey Valley.
- Dublin City Centre is approximately 20 mins drive from Bracken Park and Dublin Airport is under 30 mins drive via the M50.















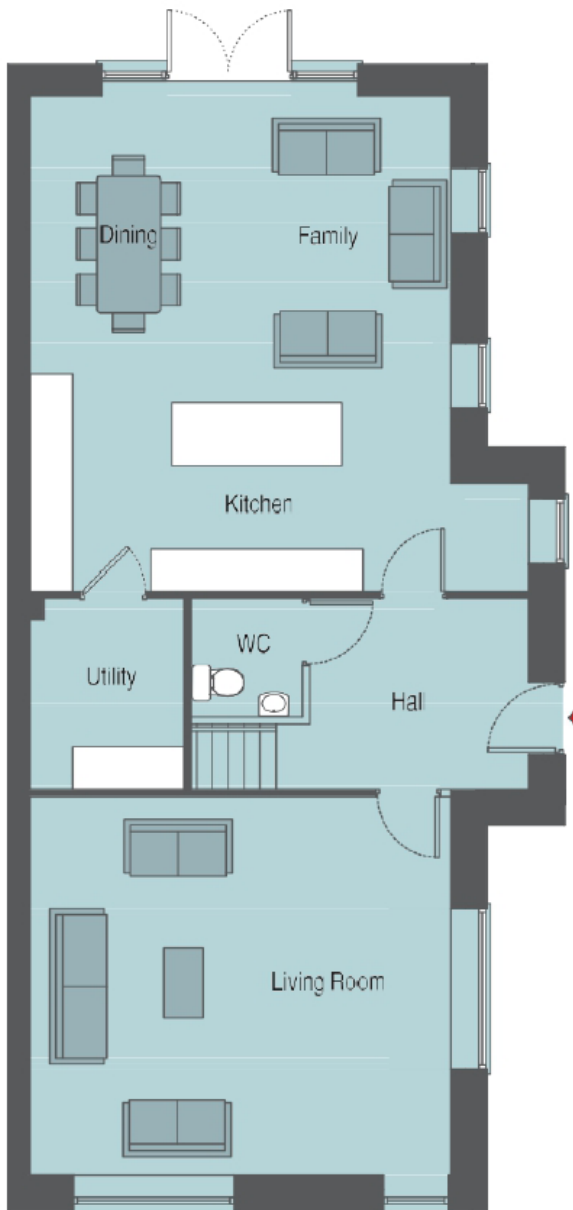




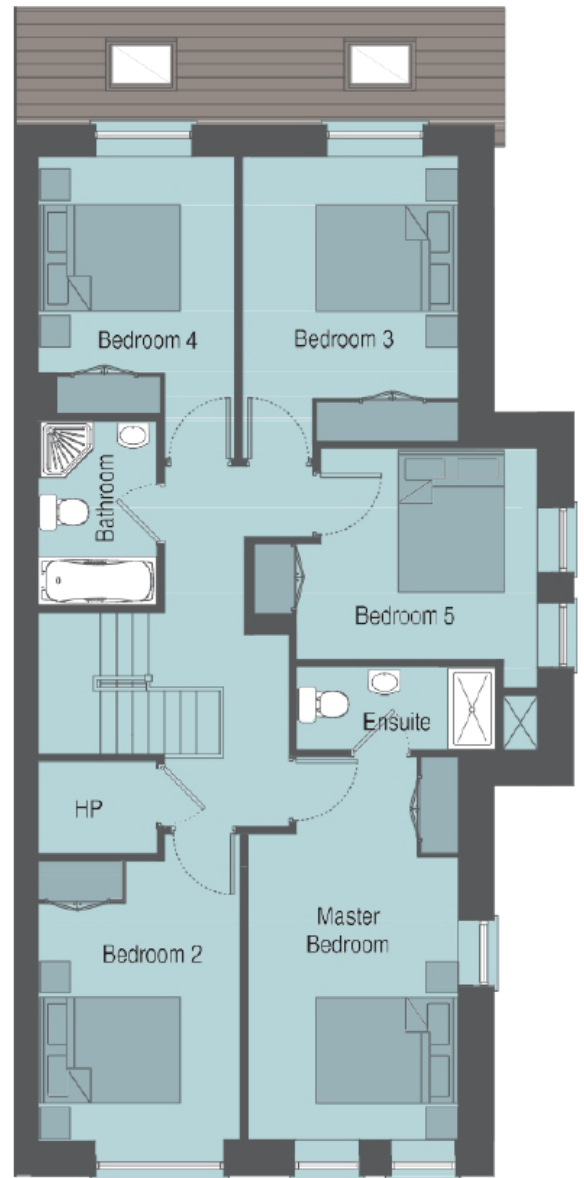
# 22 BRACKEN PARK DRIVE

## 5 BEDROOM SEMI DETACHED HOUSE

C.180 SQ.M - C1,937 SQ.FT



GROUND FLOOR



FIRST FLOOR

KITCHEN / FAMILY ROOM

22'6" X 19'3"

(6.9M X 5.9M)

LIVING ROOM

19'3" X 17'7"

(5.9M X 5.4M)

MASTER BEDROOM

17'7" X 9'8"

(5.4M X 3.0M)

BEDROOM 2

12'8" X 9'2"

(3.9M X 2.8M)

BEDROOM 3

13'1" X 10'2"

(4.0M X 3.1M)

BEDROOM 4

11'9" X 9'2"

(3.6M X 2.8M)

BEDROOM 5

11'1" X 9'5"

(3.4M X 2.9M)





**TERMS:**

For Sale by Private Treaty

**VIEWING:**

Strictly by appointment

**BER Details:**

BER A2

BER No. 107929572

Energy Performance Indicator: 49.21kWh/m<sup>2</sup>/yr

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