

FEATURES:

- Two Private Balconies
- Double Glazed Window
- Excellent Condition
- Landscaped Rear Garden
- Parking For Two Vehicles
- Gas Fired Central Heating

BER B3**AMENITIES:**

The property is a short walk to the Phoenix Park, Ashtown Equestrian center and offers easy access to both the M50 and N3 motorways. Supervalu is only a 5 minute walk away and the new Educate Together school a mere 2 minute stroll. The Luas will soon be arriving at Broombridge providing access to Stephen's Green. Dublin Airport and Heuston Station are also only a short distance.

Viewing by appointment only contact

ANDREW RAFTER ASSOC. S.C.S.I 086 8199398 arafter@flynnassociates.ie

SUSAN BYRNE 086 3806541 sbyrne@flynnassociates.ie

Flynn & Associates 8211311

PRICE REGION €420,000

FOR SALE BY PRIVATE TREATY

**35 RATHBORNE DRIVE
ASHTOWN
DUBLIN 15
D15 W440**



Floor area c. 160 sq.m / 1722 sq.ft
Flynn & Associates are delighted to introduce number 35 Rathborne Drive to the open market. This is the perfect time to acquire this stunning newly redecorated 4 bedroom 3 storey end of terrace home which offers turn-key condition. Situated in the ever popular residential development of Rathborne and within close proximity to all essential amenities and having the convenience of Ashtown train station giving direct access to the City Centre. This light filled property consists of a spacious welcoming entrance hall with guest wc, large lounge room, kitchen /dining area with access to the private landscaped garden, to the first floor there is a second lounge / living room with balcony, main bathroom and double bedroom, the remaining 3 bedrooms to the top floor includes ensuite and balcony off the master room. Early viewing is highly recommended.



ACCOMMODATION

- Entrance Hallway

Guest wc, wood floor.
- Lounge

5.04m (16'6") x 3.4m (11'2")

Wood flooring, double doors to kitchen / dining room.
- Kitchen / Dining Room

6.4m (21'0") x 5.2m (17'1")

Range of fitted press units, plumbed for dishwasher and washing machine, understairs storage, patio doors to rear garden, tiled floor in kitchen with wood floor in dining room.
- 1st Floor TV room

6.14m (20'2") x 3.93m (12'11")

French doors to balcony.
- Bedroom 1

4.02m (13'2") x 4.27m (14'0")

Built in wardrobes, carpet flooring, access to balcony.
- Ensuite

Comprising wc, whb & shower.
- Bedroom 2

4.5m (14'9") x 3.39m (11'1")

Built in wardrobes, carpet flooring.
- Bedroom 3

3.43m (11'3") x 3.23m (10'7")

Built in wardrobes, carpet flooring.
- Bedroom 4

2.42m (7'11") x 3.1m (10'2")

Built in wardrobes, carpet flooring.
- Bathroom

2.53m (8'4") x 1.91m (6'3")

Comprising wc, whb & bath with power shower.

