

**FOR SALE BY PRIVATE TREATY**

**Gross Internal Area:** c. 124.68 m<sup>2</sup>

**BER Rating:** C2 **BER No.:** 109712497 **EPI:** 179.71 kWh/m<sup>2</sup>/yr



**12 Luttrellstown Rise, Castleknock, Dublin 15**





# 12 Luttrellstown Rise, Castleknock, Dublin 15

**12 Luttrellstown Rise an impressive three bedroom semi-detached family home located just off the Diswellstown Road in this mature and highly sought after development.**

The property has been extended to the rear to make room for a magnificent kitchen/diner, which features a vaulted ceiling with four skylights and French patio doors which open out into the sunny rear garden. The current owners have also converted the attic, which they are currently using as an additional bedroom among other uses. To the front of the property, there is a gated cobblelock driveway spacious enough for two cars.

Upon entering the house, you arrive in the bright entrance hall, which leads off to the sitting room and kitchen and lounge area. There is also a downstairs WC off the hallway. The main sitting room is located to the front of the property and benefits from having an open fire and bay window. Double doors lead into a lounge area, which is open plan to the kitchen and includes an integrated study unit. Upstairs are the three bedrooms; the master bedroom is ensuite and there is also the main bathroom & hot-press. A bright landing area and a further staircase lead to an impressive converted attic area, the owners are currently using this room as a guest bedroom among other uses and there is also additional storage space under the eaves.

To the rear, there is a spacious enclosed garden which benefits from having an artificial lawn and a sunny decked seating area, there is also a garden shed which will be included with the sale.

Location wise, this property will appeal to families of all ages and especially 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, as well as local sports clubs and shopping facilities. 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.



## FEATURES

- Extended to rear
- Attic converted
- Alarm system
- 3 bedrooms + converted attic room
- 2 bathrooms
- Private gated driveway to front
- Rear garden with artificial lawn & decked seating area
- Located near a cul de sac (no through road)
- Convenient sought after location
- Ideal family home

## ACCOMMODATION

### Downstairs:

#### Hallway (0.93 (shortest width / 1.78 widest) x 5.19)

Solid wood front door with floor to ceiling window to side, wooden flooring with decorative border, ceiling cornicing, skirting, moulded ceiling rose with decorative light fitting, alarm, radiator with TRV, understairs storage, door to sitting room, door to kitchen.

#### Sitting room (3.24 x 5.12)

Wooden flooring, fireplace with wooden surround, marble hearth and cast iron inset & grate. Skirting, ceiling cornicing, moulded centre ceiling rose with decorative light fitting, radiator with TRV, TV point, phone point, bay window overlooking front garden, double doors leading to kitchen dining / living area.

#### Kitchen living area open plan to kitchen (5.12 x 3.48)

Wooden flooring, skirting, 2 ceiling lights, double doors to sitting room, radiator with TRV, TV point, fitted solid wood work station with storage.

#### Kitchen area (4.86 x 5.12)

The bright kitchen area is to the rear of the house and very comfortably fits a six seater dining table with room to walk around. With tiled floor, skirting, radiator, recessed ceiling spotlights, window overlooking rear garden, vaulted ceiling with 4 Velux skylights, fitted solid wood kitchen units, granite work surface, integrated double electric hob with granite splashback, integrated bin unit, integrated dishwasher, integrated washing machine, sink & drainer, cream fitted units down one wall which house 2 integrated ovens, wine rack and space for an American style fridge.

#### WC (understairs 0.75 x 1.64)

With tiled floor, skirting, ceiling light, WC, wash basin, extractor fan, recessed ceiling spotlighting.

### Upstairs:

#### Landing area (1.04 x 3.9)

Carpet, skirting, recessed ceiling spotlights, window, hotpress, stairs leading to attic area.

#### Master bedroom (3.00 x 3.02)

Carpet, window overlooking rear garden, fitted wardrobes, radiator, skirting, centre light fitting, door to ensuite shower room.

#### Ensuite shower (1.56 x 1.56)

Tiled floor, tiled shower unit with mains shower, WC, wash basin, extractor fan.

#### Bedroom 2 (2.56 x 3.74)

Carpet, skirting, fitted wardrobes, radiator, window overlooking front garden, centre light fitting.

#### Bedroom 3 (2.48 x 2.23)

Carpet, skirting, window overlooking front garden, radiator, centre light fitting.

#### Main bathroom (2.00 x 1.72)

Tiled floor, radiator, tiled walls around bath, bath with overhead mains shower, WC, wash basin, recessed ceiling spotlights, window facing rear of house.

### Attic area:

#### Landing area (1.21 x 1.83)

With solid wood flooring and recessed ceiling spotlight.

#### Attic room (3.75 x 4.27)

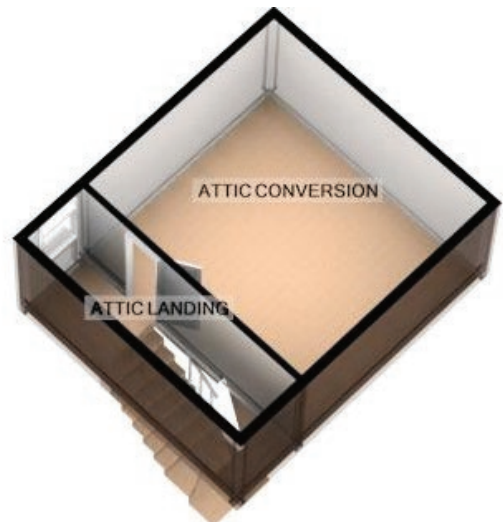
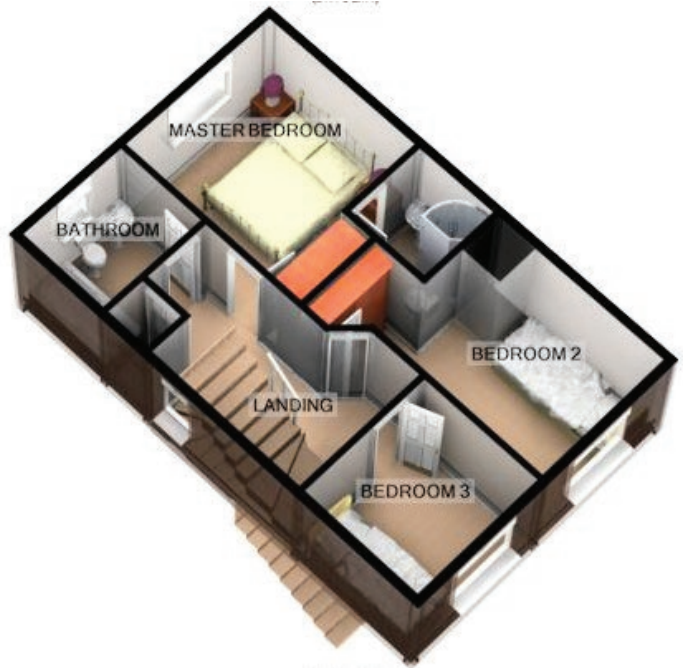
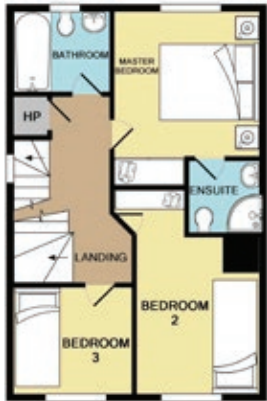
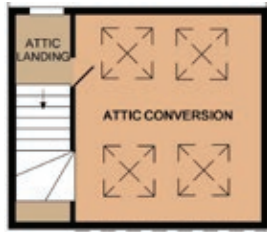
A spacious and bright room with is currently being used as a bedroom. There are 2 Velux skylights, eaves storage, carpet, skirting, radiator, recessed ceiling spotlights.



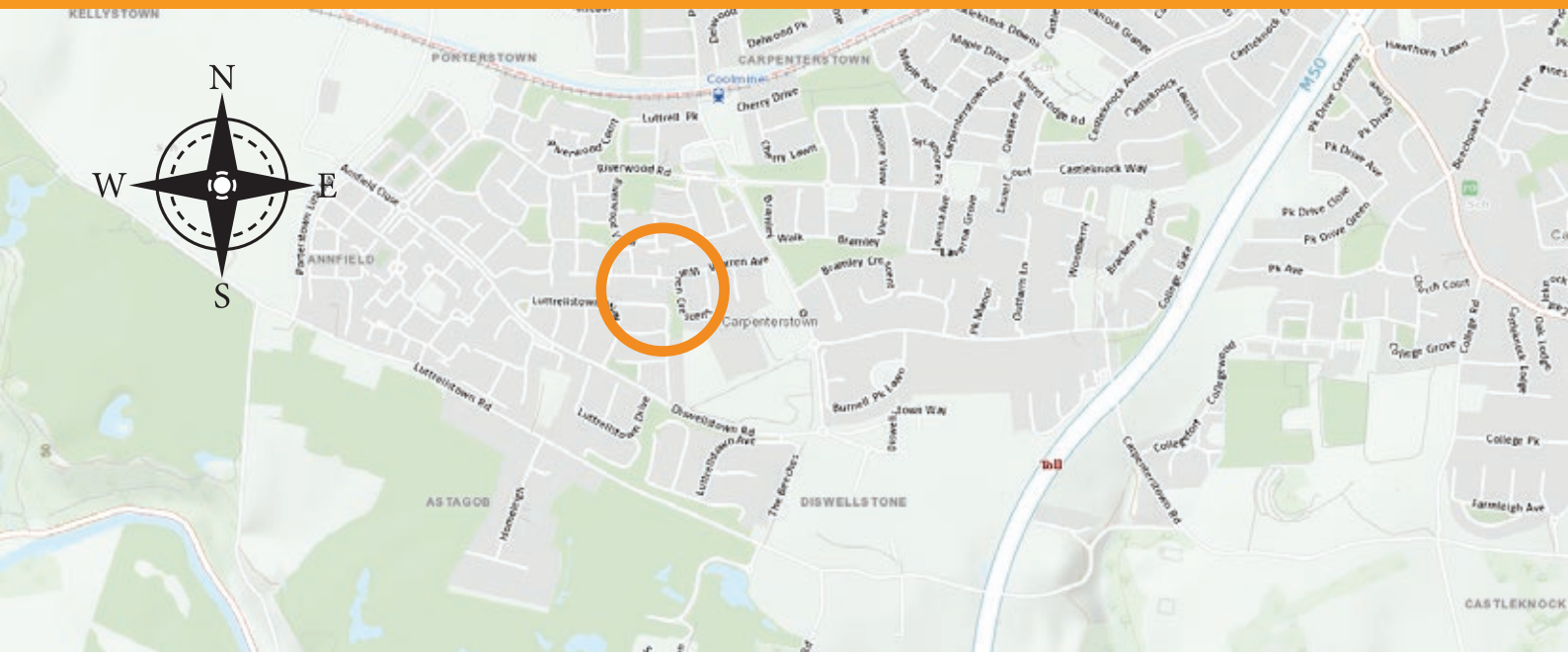












Boutique Estate Agent in  
Blanchardstown Village

PSRA Licence No: 002636 / 005735

**Paul Tobin Estates**  
Deanstown House, Main Street,  
Blanchardstown Village, Dublin 15.  
T: 01 902 0092  
E: [info@paultobin.ie](mailto:info@paultobin.ie)  
W: [www.paultobin.ie](http://www.paultobin.ie)

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