

**FEATURES:**

- South Facing Rear Garden
- Walking Distance To Train Station
- Quiet Cul De Sac Location
- Gas Fired Central Heating



*FOR SALE BY PRIVATE TREATY*

**14 MOUNT SYMON DALE  
CLONSILLA  
DUBLIN 15  
D15 N821**

**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**

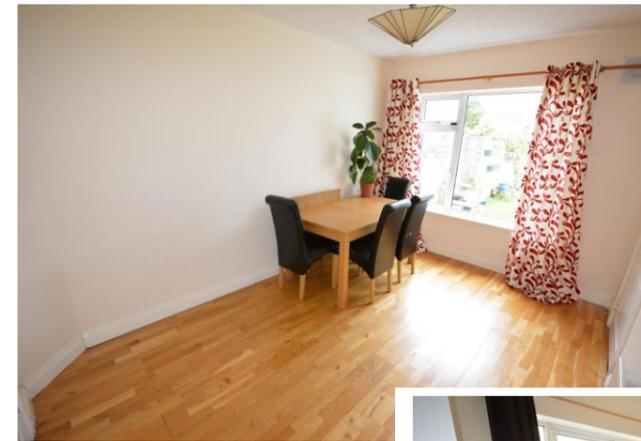
**SEAN TOBIN M.I.P.A.V. 086 4109520 [stobin@flynnassociates.ie](mailto:stobin@flynnassociates.ie)  
ANDREW RAFTER ASSOC. S.C.S.I 086 8199398 [arafter@flynnassociates.ie](mailto:arafter@flynnassociates.ie)  
Flynn & Associates 8211311**

**PRICE REGION €350,000**



Floor Area c. 111 sq.m / 1195 sq.ft

Flynn and Associates are delighted to bring this wonderful 4 bedroom semi-detached family home to the market. Located within the settled and extremely popular residential development of Mount Symon number 14 offers extremely spacious living accommodation throughout coupled with a wonderful South facing rear garden. Accommodation comprises of entrance hall, lounge, dining room, guest wc, kitchen, utility, 4 bedrooms (master en suite) and main bathroom. This superb property provides excellent family accommodation whilst being close to Clonsilla train station and Clonsilla village. Flynn & Associates highly recommend viewing.



## ACCOMMODATION

### Entrance Hallway

**6.48m (21'3") x 1.73m (5'8")**

Semi solid wood floor, coving, centrepiece.

### Guest wc

Comprising wc & whb.

### Lounge

**5.39m (17'8") x 3.64m (11'11")**

Semi solid wood floor, solid fuel fire with stone surround, coving, centrepiece, tv point.

### Dining Room

**4.06m (13'4") x 2.79m (9'2")**

Semi solid wood floor, double doors to lounge.

### Kitchen

**5.04m (16'6") x 2.58m (8'6")**

Excellent range of fitted press units, plumbed for dishwasher, tiled floor.

### Utility

**1.51m (4'11") x 1.4m (4'7")**

Plumbed for washing machine & tumble dryer.

### Bedroom 1

**4.14m (13'7") x 3.25m (10'8")**

Built in wardrobes, carpet flooring.

### Ensuite

**1.76m (5'9") x 1.54m (5'1")**

Comprising wc, whb & electric shower, tiled floor.

### Bedroom 2

**3.67m (12'0") x 2.69m (8'10")**

Carpet flooring, built in wardrobes.

### Bedroom 3

**2.76m (9'1") x 2.52m (8'3")**

Built in wardrobes, carpet flooring.

### Bedroom 4

**3.18m (10'5") x 2.2m (7'3")**

Carpet flooring, built in wardrobes.

### Bathroom

**2.1m (6'11") x 1.7m (5'7")**

Comprising wc, whb & bath with shower attachment, tiled floor.