

**FOR SALE**

BY PRIVATE TREATY

2 Knocklyon Mews  
Knocklyon  
Dublin 16



Six Bedroom Detached  
c.239.7sq.m. /2,580sq.ft.



**Price: €750,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this magnificent 5/6 bedroom detached family home to the market ideally tucked away within the quaint cul de sac of Knocklyon Mews, Dublin 16. On your doorstep you will find a wealth of local amenities including Knocklyon Shopping Centre, Templeogue Village, Ballyboden St. Enda's GAA Club, Knocklyon United FC and St. Colmcille's Primary & Secondary Schools. On a transport note bus routes no. 49 & no. 75 are found within a short stroll and the M50 Motorway is merely minutes by car. Most spacious internal living accommodation totals c. 2,580 sq ft and on the ground floor comprises of entrance hallway, guest wc, lounge, dining room, second living/reception room, sun room, kitchen with utility room and access to the conservatory. On the first floor you will find five bedrooms - two ensuite, the main family bathroom and a staircase to the second floor/attic room. The second floor attic conversion boasts a most spacious, feature master bedroom (6th bedroom) complete with convenient eaves storage and yet another ensuite shower room. No. 2 is absolutely ideal for a growing family; the versatile living space is there to expand into and to make it your own. Both the attic conversion and the rear annexe add a whole new dimension to the property and are a ready made office, playroom or your own custom hideaway without the need for any additional construction work. Viewing is highly advised; call Ray Cooke Auctioneers for further information or to arrange an appointment.

## FEATURES

- c. 2,580 sq ft
- BER D2
- Detached family home
- Peaceful cul de sac position
- Gated cobblelock driveway
- Ample off street parking space
- Timber frame double glazed windows
- Gas fired central heating
- 2 reception rooms
- 1 sunroom/1 conservatory
- Fitted shaker style kitchen with utility room
- Five large bedrooms/2 ensuite
- Magnificent attic conversion housing feature master bedroom with ensuite shower room (6th bedroom)
- Detached rear annexe; Ideal for a variety of uses
- Private rear garden
- Barna shed
- Mature trees and beautifully planted flower beds
- Not overlooked





# ACCOMMODATION

## ENTRANCE HALL

15'0" x 6'8 (4.6m x 2.1m)

Front porch area gives access to hallway, timber flooring, access to dining room, lounge, kitchen, living room and guest w.c.

## LIVING ROOM

14'4" x 10'8" (4.4m x 3.3m)

Timber flooring, bright bay window.

## DINING ROOM

13'1" x 11'1" (4m x 3.4m)

Timber flooring, double doors to lounge.

## LOUNGE

19'0" x 13'7" (5.8m x 4.2m)

Timber flooring, feature fireplace with open fire, coving, sliding door to sunroom.

## SUNROOM

13'1" x 11'4" (4m x 3.5m)

Timber flooring, access to rear garden.

## KITCHEN

17'7" x 13'7" (5.4m x 4.2m)

Fitted shaker style kitchen, tiled to floor and to splashback, access to utility room and double doors to conservatory.

## CONSERVATROY

14'7" x 9'5" (4.5m x 2.9m)

Tiled floor, double doors to rear.

## BEDROOM 1

14'1" x 11'8" (4.3m x 3.6m)

Double bedroom to the rear of the property, laminate flooring, built in wardrobes and access to ensuite.

## BEDROOM 2

''' x ''' (.m x .m)

Double bedroom to the rear of the property, laminate flooring, built in wardrobes and access to ensuite.

## BEDROOM 3

12'4" x 8'8" (3.8m x 2.7m)

Double bedroom to the front of the property and laminate flooring.

## BEDROOM 4

10'1" x 9'0" (3.1m x 3m)

Double bedroom to the front of the property and laminate flooring.

## BEDROOM 5

13'4" x 8'8" (4.1m x 2.7m)

Double bedroom to the front of the property and laminate flooring.

## BATHROOM

8'8" x 6'5" (2.7m x 2m)

Fully tiled bathroom suite fitted with wc, whb and corner bath.

## OUTSIDE FRONT

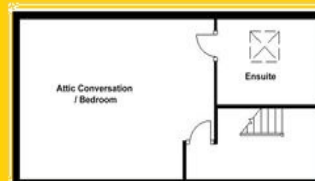
Peaceful cul de sac, cobblelock driveway with gated entrance.

## OUTSIDE REAR

Not overlooked, bounded by walls and mature trees, decked and lawn areas and access to converted block built annexe.



## FLOOR PLANS



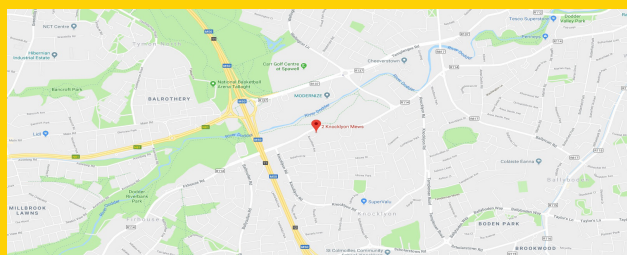
## DIRECTIONS

If travelling from Templeogue Village turn left at the Templeogue Bridge traffic light junction. At the next traffic light junction turn right onto Firhouse Road and proceed ahead through the next set of traffic lights, pass Ballyboden St. Enda's GAA Club on the left hand side, and take the second left turn onto Knocklyon Avenue. Take your immediate left turn onto Knocklyon Mews and no. 2 is found within the cul de sac on the left hand side.

## 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.

## LOCATION



## NEGOTIATOR

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

Alternatively you can send an email to [ross@raycooke.ie](mailto:ross@raycooke.ie) and we will contact you.

## MORTGAGES

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