

FEATURES:

- Minutes walk to train station
- Low maintenance sunny rear garden
- Quiet leafy cul de sac
- Gas fired central heating
- Double glazed windows
- Alarm

**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

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PRICE REGION €460,000

BER C1

FOR SALE BY PRIVATE TREATY

**22 MAPLE AVENUE
CASTLEKNOCK
DUBLIN 15
D15 N5VY**



Floor Area c. 96 sq.m / 1033 sq.ft

Flynn Estate Agents are delighted to welcome 22 Maple Avenue to the market. This highly desirable 3 bedroom semi-detached home is ideally situated in a sought after mature estate and within minutes` walk of Laurel Lodge shops and amenities. Rarely do you see such a wonderful property in Maple Avenue come onto the market. This delightfully bright spacious home has been exceptionally maintained by its current owners and offers a unique opportunity to potential purchasers. The property consists of a spacious lounge with feature bay window, open plan kitchen and dining room with French doors to the rear garden, three bedrooms (2 spacious doubles & 1 single) and family bathroom. Also boasting an exceptional South facing mature garden with graveled patio, decking and Barna shed to the rear and tarmacadam driveway with lawn to the front. Number 22 is within close proximity to all amenities such as schools, shops, bus stops, train stations, Blanchardstown Shopping Centre, Castleknock Hotel, sports clubs and many more. Viewing is highly recommended and is by appointment only.



ACCOMMODATION

Entrance Hallway 4.1m (13'5") x 1.9m (6'3")	Solid wood floor, understairs storage, coving, centrepiece, phone point.
Lounge 5.3m (17'5") x 3.9m (12'10")	Solid wood floor, feature bay window, coving, centrepiece, solid fuel fire with wooden surround, tv point, double doors to dining room.
Kitchen / Dining 3.6m (11'10") x 5.9m (19'4")	Excellent range of fitted press units, plumbed for dishwasher & washing machine, recessed lighting, solid wood floor, tiled splashback, coving, French doors to rear garden.
Bedroom 1 3.5m (11'6") x 4.8m (15'9")	Built in wardrobes, feature bay window, tv point, carpet flooring.
Bedroom 2 3.2m (10'6") x 3.5m (11'6")	Tongue & groove flooring, built in wardrobes.
Bedroom 3 3.1m (10'2") x 2.3m (7'7")	Built in wardrobes, tongue & groove flooring.
Bathroom 2.7m (8'10") x 2.1m (6'11")	Fully tiled with wc, whb, bath and shower, recessed lights.