

**FEATURES:**

- Newly fitted kitchen with granite worktops
- Beautiful new bathroom
- Ideal location at end of quiet cul de sac
- Recently refurbished
- New boiler installed
- Double glazed windows
- Gas fired central heating

**BER C3**

*FOR SALE BY PRIVATE TREATY*



**43 LUTTRELLSTOWN GROVE  
CASTLENOCK  
DUBLIN 15  
D15 R8W7**

**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.

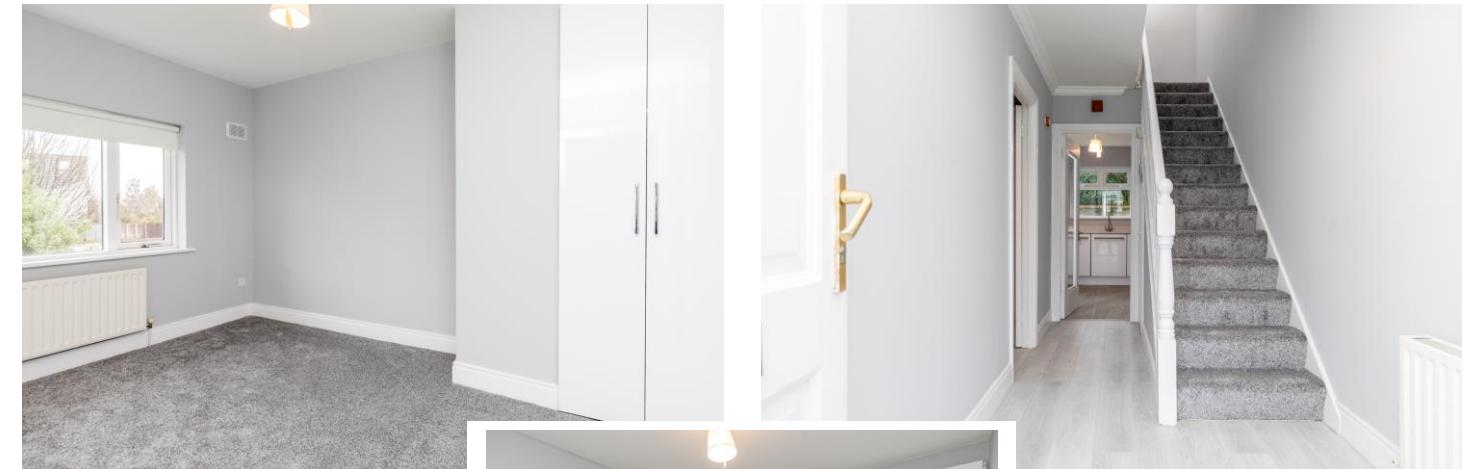
**Viewing by appointment only contact**

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**PRICE REGION €400,000**

Floor Area c. 83 sq.m / 893 sq.ft

Flynn & Associates are delighted to introduce number 43 Luttrellstown Grove to the market. This exceptional three bedroom semi-detached home comes to the market in turn key condition offering exceptionally spacious accommodation. Incorporating entrance hallway with understairs storage, bright lounge with wonderful proportions, double doors into open plan dining room and spacious kitchen with newly fitted press units and access to the rear garden. The first floor is ideally laid out with three bedrooms and newly fitted main bathroom. Also benefitting from cul-de-sac location, quiet surroundings, mature green spaces and a location that is always in high demand. Luttrellstown Grove is within walking distance to Coolmine Train Station and has easy access to all amenities such as schools, shops, bus stops, Blanchardstown Shopping Centre, Castleknock Hotel, sports clubs and many more. Viewing is highly recommended and is by appointment.



## ACCOMMODATION

### Entrance Hallway

**4.05m (13'3") x 1.7m (5'7")**

Laminate wood floor, understairs storage, coving, centrepiece.

### Kitchen / Dining

**3.2m (10'6") x 5.1m (16'9")**

Newly fitted kitchen with granite worktops, breakfast bar, plumbed for dishwasher & washing machine, tiled floor in kitchen with laminate wood floor in dining room, French doors to rear garden.

### Lounge

**4.5m (14'9") x 3.2m (10'6")**

Laminate wood floor, solid fuel fire with wooden surround, tv point, coving, centrepiece.

### Bedroom 1

**3.08m (10'1") x 2.7m (8'10")**

Built in wardrobes, carpet flooring.

### Bedroom 2

**3.3m (10'10") x 3.01m (9'11")**

Built in wardrobes, carpet flooring.

### Bedroom 3

**2.7m (8'10") x 2.2m (7'3")**

Built in wardrobes, carpet flooring.

### Bathroom

**1.7m (5'7") x 1.9m (6'3")**

Fully tiled with newly fitted wc, whb with vanity, bath with electric shower, heated towel rail.