

**FOR SALE**

BY PRIVATE TREATY

**11 Beverly Downs  
Knocklyon  
Dublin 16  
D16H5H6**



Three Bedroom Semi Detached  
c.116 sq.m /1,250.sq.ft



**Price: €495,000**

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## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this sensational, extended three bedroom semi detached property to the market ideally positioned overlooking vast green space on Beverly Downs in the heart of Knocklyon, Dublin 16. Knocklyon is, and always has been, "the place to be" for young families looking to lay down roots in well established surroundings with a wealth of amenities on your doorstep. Beverly is in the catchment area for the esteemed St. Colmcilles Primary & Secondary Schools whilst also finding itself within walking distance of Knocklyon Shopping Centre, Knocklyon United FC and Ballyboden St. Endas GAA Club. On a transport note there is a choice of bus routes directly to the front of the development and the M50 Motorway is only a stone's throw away. Internal living accommodation spans to c. 1,250 sq ft and downstairs comprises of entrance hallway, lounge, kitchen/dining room, full length side extension incorporating a living/play room, home office and guest wc. Upstairs you will find three bedrooms and the family bathroom. No. 11 has been meticulously maintained by its current owner and is ready to walk into. The extended living space adds a whole new dimension to the property with the ready made home office and a second living area or playroom depending on the setup of the new owner. The front is not overlooked and benefits from ample off street parking. The breath-taking rear garden is c. 50 ft in length, recently landscaped with lawn/planted/decked areas, and is topped off with an enviable southerly orientation hauling the sun into the rear of the property all day long. One not to be missed - Viewing highly advised.

## FEATURES

- c. 1,250 sq ft
- BER D2
- Alarmed
- Phonewatch Alarm System
- Freshly painted throughout
- Gas fired central heating
- Brand new "Combi Boiler"
- "Climote" smart heating control
- Double glazed windows
- Upgraded windows to front
- Upgraded composite front door
- Cosy lounge with wood burning stove
- Under stairs storage space
- Fully fitted kitchen
- Full length side extension
- Home office & second living room/play room to side
- Guest WC downstairs
- Fully tiled bathroom with large walk in shower
- Rear garden c. 50 ft long
- Rear recently landscaped
- South facing with sun all say
- Mature and established development
- In the catchment area for St. Colmcilles Primary & Secondary Schools
- Knocklyon Shopping Centre within walking distance
- M50 Motorway 3 minutes by car



## ACCOMMODATION

### FRONT

Not overlooked, off street parking, side lawn garden.

### ENTRANCE HALL

4'9"x4'5" (1.5mx1.4m)

Tiled square hallway with access to living room, play room and lounge.

### LIVING ROOM/PLAYROOM

15'7"x7'8" (4.8mx2.4m)

Laminate flooring with access to office space.

### OFFICE

18"x7'2" (5.5mx2.2m)

Laminate flooring, wc with access to the rear of the property.

### LOUNGE

16"x11'1" (5.0mx3.4m)

Laminate flooring, wood burning stove with access to kitchen and dining area.

### KITCHEN/DINING

17"x16" (5.2mx5m)

Fitted kitchen, tiled flooring, with splashback, understairs storage with access to the rear of the property.

### BEDROOM 1

11'1"x8'8" (3.6mx2.7m)

Double bedroom to the front of the property with carpet flooring.

### BEDROOM 2

11'4"x7'2" (3.5mx2.2m)

Single bedroom to the front of the property with laminate flooring and built in wardrobes.

### BEDROOM 3

14'1"x10'8" (4.3mx3.3m)

Double bedroom to the rear of the property, with carpet flooring and sliderobes.

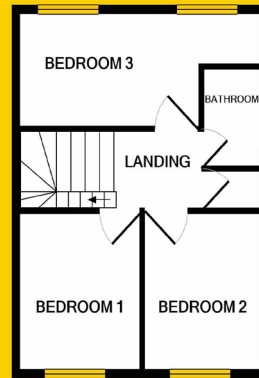
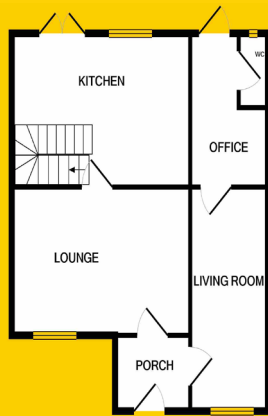
### BATHROOM

7'8"x5'5" (2.4mx1.7m)

Wc, Whb, bath with shower, tiles to floor.







## 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.

## NEGOTIATOR

Ross McHugh and he can be contacted on 01 4030720 or 0871368084

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



## MORTGAGES

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