

**FOR SALE**

BY PRIVATE TREATY

**15 Knocklyon Green  
Knocklyon  
Dublin 16  
D16Y7R9**



Three Bedroom Semi Detached  
c.117sq.m /1,260sq.ft



**Price: €575,000**

PSR Licence Number 002307

**raycooke.ie**

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this magnificent 3/4 bedroom semi detached family home to the market ideally tucked away on Knocklyon Green, Dublin 16. On your doorstep you will find a wealth of local amenities including Knocklyon Shopping Centre, 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. Internal living accommodation totals c. 1,260 sq ft and comprises of entrance hallway, lounge, kitchen/dining room, living room/office with shower room, three bedrooms and family bathroom. No. 15 has been lovingly maintained over the years by its current owner and is prime for any growing family looking to lay down roots in mature Knocklyon. The garage conversion adds a whole new dimension to the property and is currently in use as a second living room, complete with a separate shower room, but would make an equally good fourth bedroom. There is ample parking to the front and the manicured rear is ideal for outdoor entertaining or child's play. Viewing highly advised; Register your interest today.

## FEATURES

- c. 1,260 sq ft
- BER C3
- 3/4 bed semi
- Gas fired central heating
- Double glazed windows
- Extended hallway
- Converted garage currently housing living room/office (potential fourth bedroom)
- Ground floor shower room
- Lounge with wood burning stove
- Upgraded kitchen with an abundance of units
- Granite worktops and upstand
- Covered side storage area
- Ample fitted wardrobes to bedrooms
- Fully tiled master bathroom
- Tarmac drive with off street parking
- Manicured rear garden
- Storage shed
- Peaceful position within the development
- Tucked away just off Firhouse Road





## ACCOMMODATION



### FRONT

Walled with tarmac driveway and side lawn garden .

### HALLWAY

16'4" x 5'9" (5m x 1.8m)

Extended front hall, laminate flooring, under stairs storage, carpet stairs and landing with access to lounge kitchen and garage conversion.

### GARAGE CONVERSION

7'8" x 16'07" (2.4m x 4.9m)

Currently in use as living/office, would suit a variety of uses. Laminate flooring, large bright window with access attic storage and access to fully tiled WC/ shower Room.

### LOUNGE

12'7" x 13'1" (3.9m x 4m)

Laminate flooring with double doors to kitchen/ dining room, feature fireplace with wood burning stove.

### KITCHEN /DINING ROOM

22'9' x 24'2" (7m x 7.4m)

Laminate flooring, L shaped kitchen with units, access to rear garden & side access to covered store room.

### BEDROOM 1

13'1" x 9'1" (4m x 2.8m)

Double bedroom to the rear of the property with laminate flooring and built in wardrobes

### BEDROOM 2

13'1" x 12'7" (4m x 3.9m)

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

### BEDROOM 3

9'8" x 8'5" (3m x 2.6m)

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

### BATHROOM

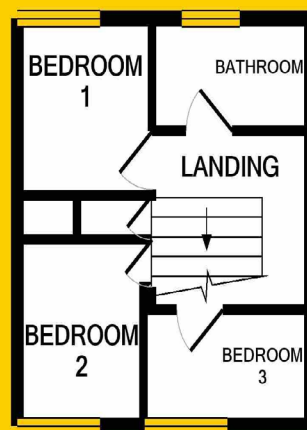
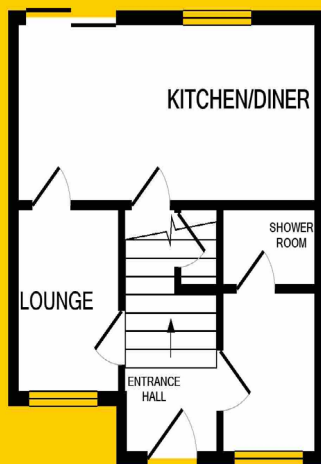
5'2" x 7'5" (1.6m x 2.3m)

Fully tiled fitted with WC, wash hand basin, bath with triton electric shower.

### REAR GARDEN

Fully walled lawn lose stone decked and paved areas mature trees and boarder hedging.





## 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 087 1368084

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



## MORTGAGES

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**01 40 30 720**

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### CLONDALKIN

(Head Office)  
3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### RATHCOOLE

Unit 10 Rathcoole Shopping Centre,  
Rathcoole, Co Dublin

T +353 (0)1 90 89 300  
E [rathcoole@raycooke.ie](mailto:rathcoole@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24

T +353 (0)1 45 99 288  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W

T +353 (0)1 68 75 800  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11

T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@raycooke.ie)

### GLASNEVIN

169 Mobhi Road  
Glasnevin  
Dublin 9

T +353 (0)1 699 5050  
E [glasnevin@raycooke.ie](mailto:glasnevin@raycooke.ie)



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