

FEATURES:

- Quiet Cul De Sac Location
- Side Entrance
- Double Glazed Windows
- Gas Fired Central Heating

BER D1



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 €275,000

FOR SALE BY PRIVATE TREATY

**146 BRIARWOOD GARDENS
MULHUDDART
DUBLIN 15
D15 NV3W**



Floor area c. 86 sq.m / 926 sq.ft

Flynn Estate Agents would like to present 146 Briarwood Gardens, Clonsilla to the market. Number 142 is a three bedroom semi-detached private dwelling presented and maintained in good condition. The property consists of reception hall, lounge, kitchen/dining area on the ground floor and 3 bedrooms and bathroom to the first floor. The property benefits from being situated close to local shops, schools and transport links. The Blanchardstown Shopping Centre is within walking distance to the property and aside from shopping there are recreational facilities, restaurants, public library, theatre and cinemas available. Viewing is highly recommended and by appointment only.



ACCOMMODATION

Entrance Hallway

3.4m (11'2") x 1.81m (5'11")

Laminate wood floor.

Lounge

4.6m (15'1") x 3.6m (11'10")

Laminate wood floor.

Kitchen / Dining Room

5.3m (17'5") x 4.01m (13'2")

Range of fitted press units, plumbed for washing machine, recessed lights, tiled floor.

Bedroom 1

4.01m (13'2") x 3.1m (10'2")

Built in wardrobes, carpet flooring.

Bedroom 2

3.5m (11'6") x 3.4m (11'2")

Built in wardrobes, carpet flooring.

Bedroom 3

2.7m (8'10") x 2.14m (7'0")

Carpet flooring.

Bathroom

2.01m (6'7") x 1.7m (5'7")

Fully tiled with wc, whb & bath with electric shower, recessed lights.