



## 11A Corrig Close, Greenpark, Walkinstown, Dublin 12

**BER** A3

High SPEC NEW BUILD Detached Family Home with attic conversion property to the market.

Located in Corrig Close, Greenpark a quiet and mature residential area just a stone's throw from Tymon Park, No. 11a is sure to attract great interest.

The property has been constructed and finished to an exceptional standard and truly must be seen to be appreciated, consisting of 1650 sqft.



**PRICE: €410,000**

**Murphy Mullan Estate Agents (Kimmage)**

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**11A Corrig Close, Greenpark, Walkinstown, Dublin 12**

**Accommodation**

Hall  
Sitting Room

Kitchen

Guest w.c..

Master Bedroom

En-Suite

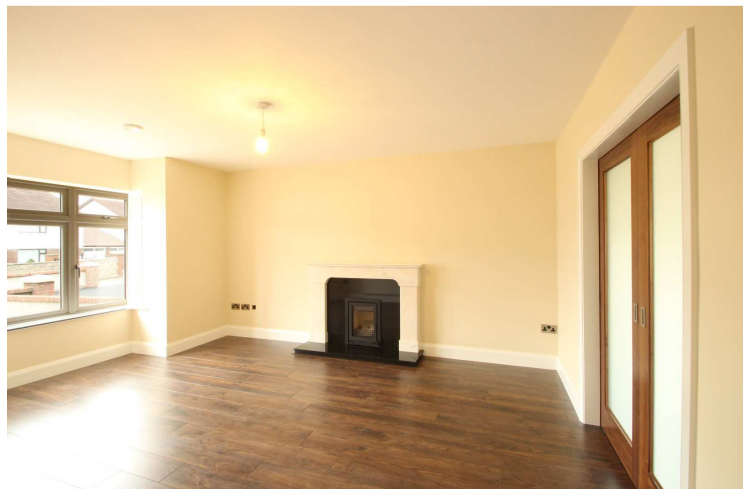
Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Laminated Oak Floor, leading to;  
Spacious sitting area with laminated oak floor with sliding doors leading to Dining and Kitchen areas with additional utility room. With fireplace surround and inset High Quality Kitchen with marble flooring and oak laminated flooring, wall and base units on three aspects with French Doors leading to decking area and side path. With access to utility/wet room to rear to conveniently home gas boiler.  
Marble tiled floor with partly tiled walls to include w.h.b. and w.c..  
Over looking front the front of the house with carpet flooring, built in wardrobes and En-Suite.  
Tiled floor with partly tiled walls to include step in shower and w.c..  
Carpet floor with built-in wardrobe overlooking rear.  
Carpet floor overlooking rear.  
Carpet Floor overlooking front drive.  
Fully tiled bathroom to include heated towel rail , bath with shower attachment, w.h.b. and w.c..



**Some Features**

New Build	Finished to an exceptional standard
Approximately 1650 sq.ft. including attic room	Heat recovery system
Solar panels	Wood burner
A3	Gas Fire Central Heating
Pressurised plumbing system	Detached
Off street parking for 3 cars	Modern yet homely feel

**Negotiator:** Johnnie Mullan  
**Viewing:** By Appointment Only  
**Price:** €410,000  
**Size:** 153.29 m<sup>2</sup>  
**BER:** BER: A3 BER No. XXX Energy Performance Indicator: XXX kWh/m<sup>2</sup>/yr.