

**FOR SALE**  
**BY PRIVATE TREATY**



1 Brompton Lawn, Castleknock, D15 ED7H



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BER: E1 | BER Number: 103608618 | EPI: 319.58  
kWh/m<sup>2</sup>/yr | GIA: c. 148.2m<sup>2</sup> (c. 1,595 sq. ft)

Four bedroom semi-detached home for sale in highly sought after area.

One of the most appealing features of this substantial family home, other than its fantastic location will be the enormous potential for a purchaser to be creative with the abundance of existing space and features and make their own mark. Although a purchaser will want to carry out updating and refurbishment works the property was occupied up until recent and is a functioning home.

The property, which was built in the 1970s has been extended to the side and rear, plus a porch has been added to the front. There is also a garage with roller door. Part of the original rear garden was officially separated by boundaries to allow for a further property to be built with its own separate entrance some years ago. Notwithstanding this, the size of the site has not been majorly comprised and it still offers good sized gardens to the front, side and rear. There is ample parking for two plus cars in the walled front drive / garden. There is also an extra wide gated side entrance for vehicular access to the rear if required.

This four bedroom semi-detached property is located

Substantial family  
home refurbishment  
opportunity.



on the corner of Brompton Lawn & Delwood Road; a highly sought after settled & mature location close to an array of amenities, transport routes and only a short walk from the amenities of the Roselawn Shopping Centre. Castleknock Train Station is a c. 13 minute walk. The sought after St. Francis Xavier's National School is nearby (access opposite property on Delwood Road).

On entering the property through the porch you arrive in the hallway. To the right is the spacious main reception room, which boasts a double aspect; with a large window overlooking the front and a further window overlooking the rear garden. There is a working fireplace in this room. To the other side of the hallway to the left there is a small reception / study / TV room, which overlooks the front of the house. There is also a downstairs WC. To the rear of the hallway is the kitchen which boasts a large open plan dining area. There is also access to the main reception room from the dining area. To the back of the house, an additional room with a lean-to Perspex roof has been added off the kitchen area, which currently poses as a utility room and provides access to the East facing garden.

Upstairs are the four bedrooms and the bathroom. Two of the bedrooms are positioned to the rear of the house and two overlook the front. The bathroom will require updating, although it is functional.

In addition to the main house, there is also a spacious garage with up and over shutter door, which leads through to an additional workshop / storage shed.

The location of this property will be very appealing. Local amenities in Blanchardstown Village, James Connolly Hospital and Castleknock train station are all within a short distance and the Blanchardstown

Shopping Centre is also close by. There are regular buses into Dublin City and the M50 & M3 motorways are both easily accessible via the N3. Dublin Airport is also only a short c. 20 minute drive. There are a number of primary and secondary schools in the vicinity, as well as a number of local sports clubs and leisure facilities.

For further information and to arrange a viewing contact Paul Tobin Estate Agents on 01 902 0092.

## FEATURES

- Excellent refurbishment project
- Gas fired central heating
- Garage + workshop
- Vehicular access to side
- Large driveway
- 4 bedrooms upstairs
- 3 reception rooms
- Working fireplace
- Highly sought after location
- Close to local shops & sought after schools
- Castleknock Train Station walking distance
- Settled & mature area

## ACCOMMODATION

### Downstairs:

- Hallway (2.81 x 4.02)
- Guest WC (1.24 x 1.09)
- Front reception (4.55 x 2.26)
- Main reception (3.40 x 8.24)
- Kitchen (4.16 x 2.27)
- Dining area off kitchen (4.16 x 2.8)
- Extension off kitchen / utility area (2.4 x 2.52)

### Upstairs:

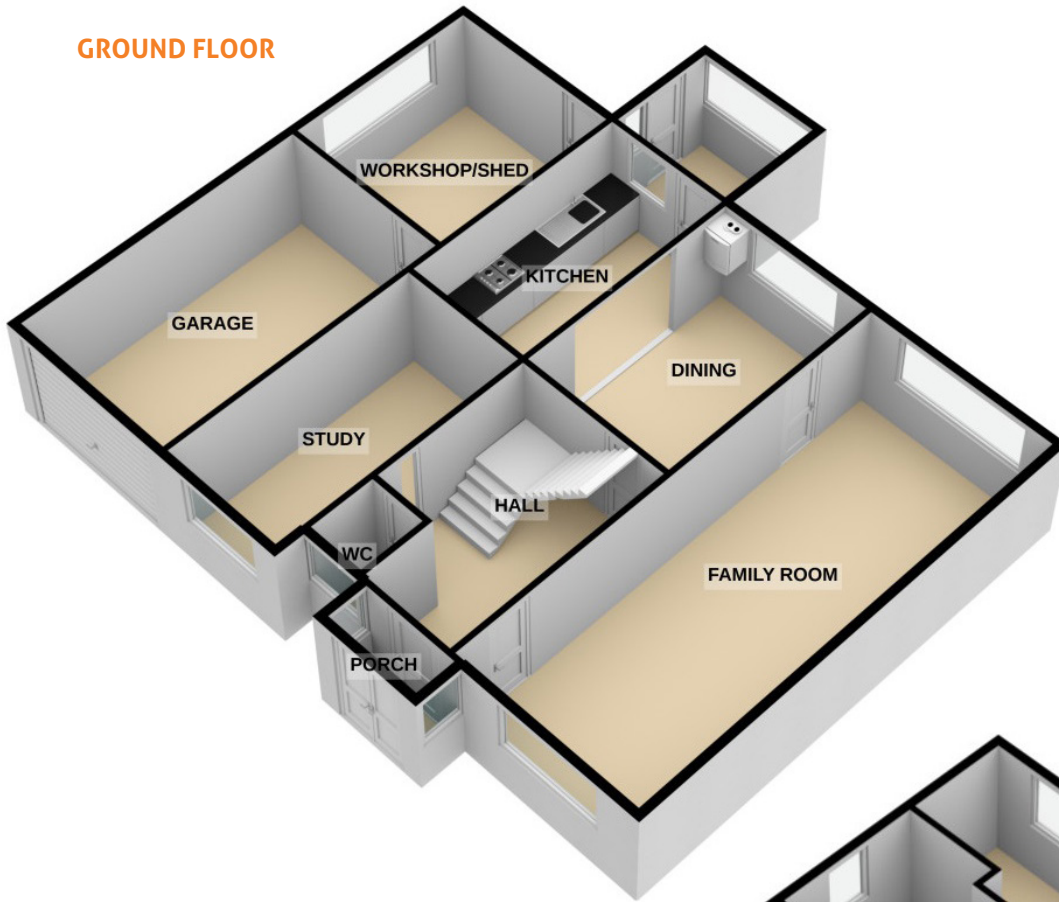
- Bedroom 1 (2.39 x 3.28)
- Bedroom 2 (3.92 x 2.95)
- Bedroom 3 (3.41 x 2.95)
- Bedroom 4 (3.29 x 2.06)
- Bathroom

### Outside:

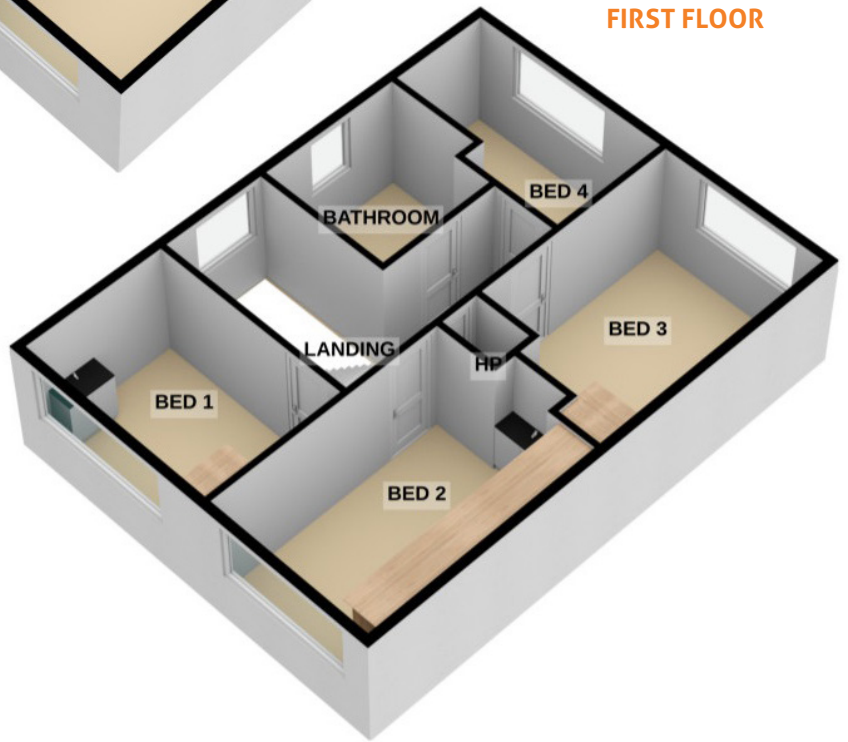
- Garage (5.74 x 3.15)
- Workshop (3.35 x 3.15)

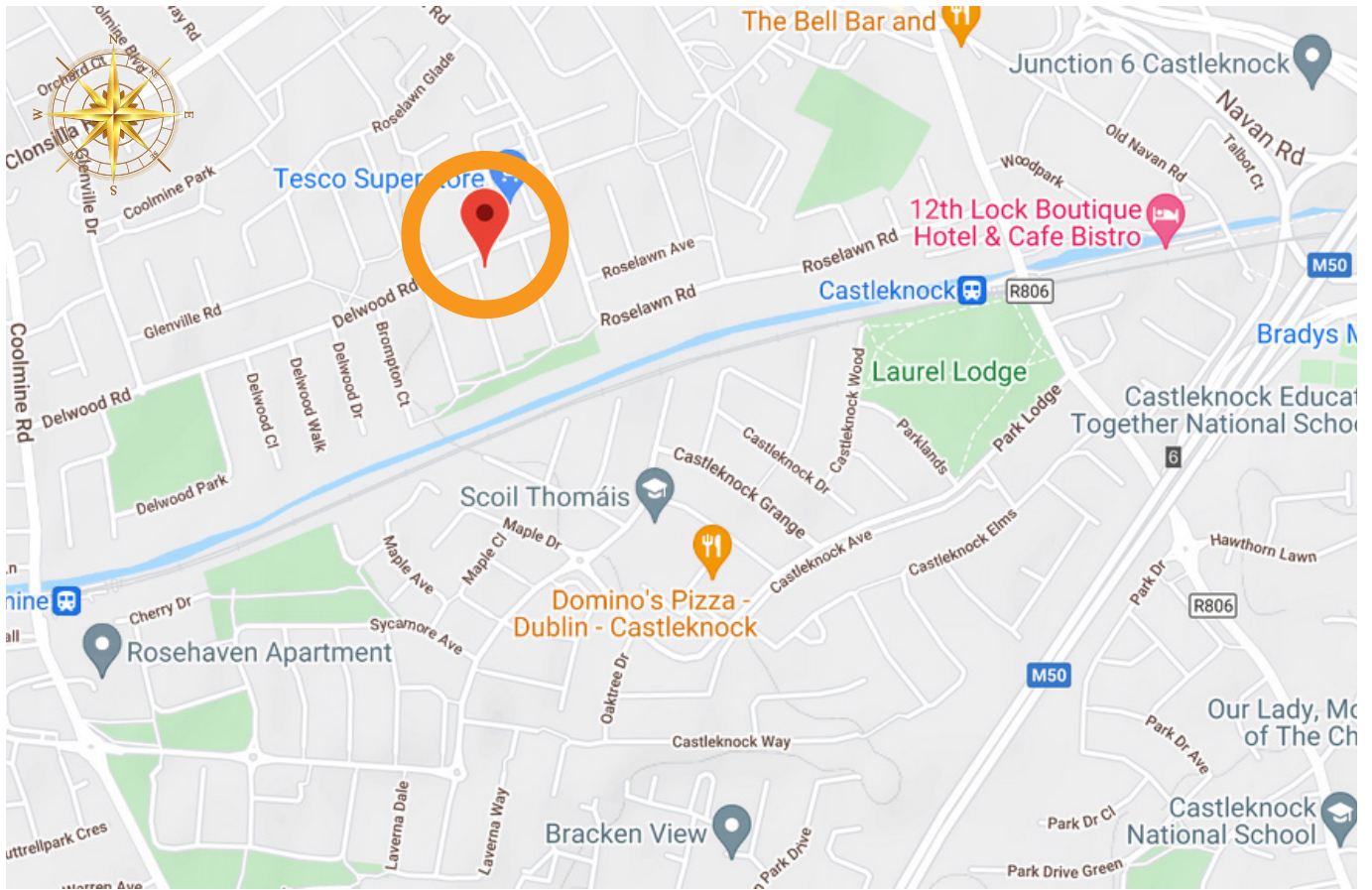


**GROUND FLOOR**



**FIRST FLOOR**





**ACCREDITED**  
(VALID UNTIL OCT 2020)  
THOUGHT LEADER - REAL ESTATE

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