

FEATURES:

- Large Sunny West Facing Landscaped Rear Garden c. 37ft With Patio, Garden Shed & Outside Tap
- Double Fronted Family Home
- Excellent Condition
- Quiet Cul De Sac Location
- Off Street Parking
- Double Glazed Windows
- Gas Fired Central Heating



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 €545,000



FOR SALE BY PRIVATE TREATY

**39 RIVERWOOD GARDENS
CASTLEKNOCK
DUBLIN 15
D15 E1N2**



Floor Area c. 131 sq.m / 1410 sq.ft

Flynn & Associates are delighted to welcome number 39 Riverwood Gardens to the open market. This exceptional 4 bedroom double fronted semi detached property comes to the market in super condition. Boasting bright and spacious accommodation comprising of a welcoming entrance hallway with guest wc, bright warm lounge with patio doors to sunny west facing rear garden, family room with double doors to kitchen, utility area, four well proportioned bedrooms all with fitted wardrobes (master with en-suite), and main family bathroom. Also benefiting from a spacious west facing rear garden giving excellent potential for extension, quiet surroundings, mature green spaces and a location that is always in high demand. Number 39 is ideally located at the end of a quiet cul de sac in this mature residential estate. Within close proximity to many amenities including schools, shops and public transport links. Within minutes' walk of Castleknock/Coolmine Train Station, the Phoenix Park, Castleknock Village with excellent shopping facilities and boasts easy access to the M50 Motorway, Dublin Airport, the City Centre and the Blanchardstown Shopping Centre. Viewing is highly recommended and by appointment only.



ACCOMMODATION

Entrance Hallway

6.6m (21'8") x 1.3m (4'3")

Guest wc, laminate wood floor, phone point.

Family Room

3.9m (12'10") x 3.3m (10'10")

Laminate wood floor, tv point, dimmer lights, picture window, double doors to kitchen.

Lounge

6.8m (22'4") x 3.3m (10'10")

Marble fireplace with gas inset, laminate wood floor, dimmer lights, coving, tv point, picture window overlooking front garden, patio doors to rear garden.

Kitchen

5.01m (16'5") x 3.3m (10'10")

Range of fitted maple Shaker units, integrated double oven, gas hob, dishwasher & fridge freezer, tiled floor & splashback, access to rear garden.

Utility

1.9m (6'3") x 1.9m (6'3")

Plumbed for washing machine, tiled floor.

Bedroom 1

4.3m (14'1") x 3.9m (12'10")

Built in wardrobes, tv & phone points, bay window, carpet flooring.

Ensuite

2.5m (8'2") x 1.2m (3'11")

Comprising wc, whb & electric shower.

Hotpress

Dual Immersion

Bedroom 2

2.8m (9'2") x 3.4m (11'2")

Carpet flooring, phone point, built in wardrobes.

Bedroom 3

3.3m (10'10") x 3.3m (10'10")

Built in wardrobes, carpet flooring.

Bedroom 4

3.3m (10'10") x 2.4m (7'10")

Carpet flooring, built in bookcase, phone point.

Bathroom

2.2m (7'3") x 1.8m (5'11")

Comprising wc, whb & bath with shower attachment.