



Outside

Front garden laid out in lawn with driveway, mature hedged and walled boundary Large south facing rear garden laid out in lawn with fenced boundary, mature planting and trees at rear providing privacy

Wide side entrance

Large composite decking area to the rear benefitting from a sun drenched south facing aspect Garden shed

Services

GFCH with new combi boiler offering instant hot water and heating

Fully Alarmed

PVC Double glazed windows

Local Area Information

Public transport routes that service Ravenswood;

Bus: 39/39A and Train: Clonsilla Rail Station

Nearby Areas: Clonsilla Village, Ongar Village, Coolmine and Blanchardstown Shopping

Centre

Viewing Strictly by Prior Appointment

These particulars are for guidance only and do not form part of any contract. They are issued on the understanding that any negotiations in respect of the property mentioned are conducted through this firm only. All statements contained in these particulars as to the property are made without responsibility on the part of the agent or the vendor and none of t statements contained in these particulars as to the property are to be relied on as statements or representations of fact. Any intending purchasers shall satisfy themselves by inspection or otherwise as to the correctness of each of them. No Omission accidental error or misdescription shall be grounds for a claim for compensation nor for the recision of contract either the vendor or purchaser.



PRIVATE TREATY

3 RAVENSWOOD GREEN,

Clonsilla, Dublin 15

D15 EC8Y

c.100 square meters



Price Region: €415,000



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Accommodation

Ground Floor

Entrance Hall:

with solid wood floor and under-stairs storage

Lounge: 4.6x3.5m feature cast iron fireplace with marble hearth and wood surround,

solid wood floor, integrated spotlights and double door to...

Dining Room: 3.7x2.7m

with solid wood floor and sliding patio door to rear garden

5.8x2.6m

Kitchen/Breakfast Room: with range of wooden fitted press units, tiled splash-back, tiled floor, plumbed for washing machine and dishwasher, oven and

hob, integrated spotlights and door to door to rear garden

Guest W.C:

with W.C and W.H.B, tiled splash-back and tiled floor









Upstairs

Landing: with solid timber wood floor and Staire access to attic

Bedroom 1: with built in wardrobes and solid timber wood floor

3.9x2.9m

with shower, W.C and W.H.B, fully tiled walls and floor **Ensuite:**

Bedroom 2: with built in wardrobes and solid timber wood floor 3.6x3.4m

Bedroom 3: 2.7x2.4m

with built in wardrobes and solid timber wood floor

Bathroom:

with bath, W.C and W.H.B, partially tiled walls and tiled floor

2.0x2.0m Hotpress:

with tank removed to provide additional storage



