



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

 **Newcombe**
Estates

PRIVATE TREATY

3 RAVENSWOOD GREEN,

Clonsilla, Dublin 15

D15 EC8Y

c.100 square meters



Price Region: €415,000

BER C1

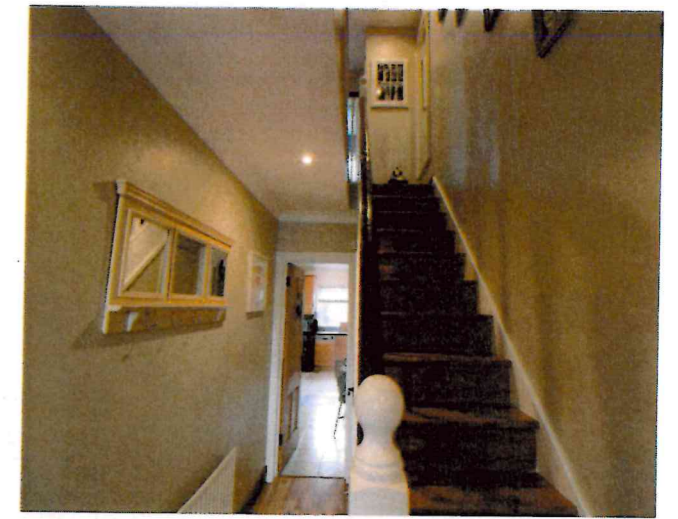
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WWW.NEWCOMBEESTATES.IE

PSRA No. 002173

FOR SALE



Accommodation

Ground Floor

- Entrance Hall:** with solid wood floor and under-stairs storage
- Lounge:** feature cast iron fireplace with marble hearth and wood surround, solid wood floor, integrated spotlights and double door to...
4.6x3.5m
- Dining Room:** with solid wood floor and sliding patio door to rear garden
3.7x2.7m
- 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
5.8x2.6m
- 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
- Ensuite:** with shower, W.C and W.H.B, fully tiled walls and floor
- Bedroom 2:** with built in wardrobes and solid timber wood floor
3.6x3.4m
- Bedroom 3:** with built in wardrobes and solid timber wood floor
2.7x2.4m
- 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

