

FEATURES:

- Attic Conversion
- Block Build Shed To Rear
- Oil Fired Central Heating
- West Facing Rear Garden

BER D2**AMENITIES:**

Only minutes walk to bus stops, shops, family medical centre, playground, crèches, Blanchardstown shopping centre, supermarkets, primary and secondary schools, etc. Phoenix Park (incl. Dublin Zoo and Farmleigh), Blanchardstown & Castleknock Villages 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 €275,000

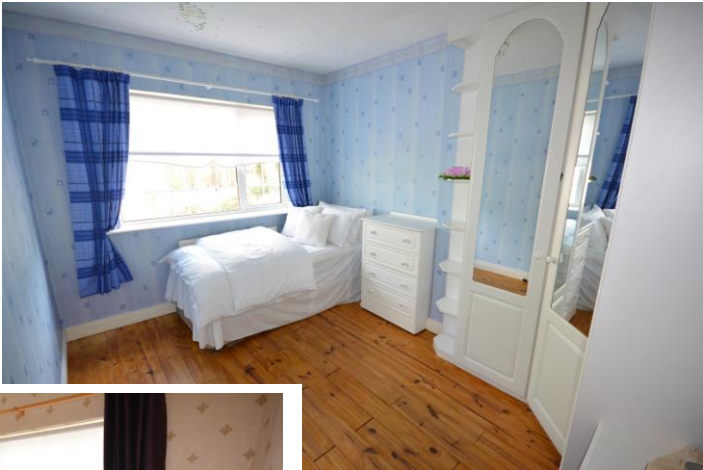
FOR SALE BY PRIVATE TREATY

**6 OAKVIEW AVENUE
CLONSILLA
DUBLIN 15
D15 XR8P**



Floor Area c. 125 sq.m / 1345 sq.ft

Flynn and Associates are delighted to present numbr 6 Oakview Avenue to the market. This beautifully maintained three bedroom property is located in a quiet cul de sac within the well established development of Oakview. Situated within walking distance of local schools, shops, Hartstown park, Blanchardstown Centre and all great local amenities including a host of gyms, the National Aquatic Centre and The Millennium Park. Well serviced by transport links including N3 and M50 motorway. The property benefits from many extras including an attic conversion, extended sunroom and a block built shed. The rear of the property is low maintenance and laid out in patio. The gated front garden provides ample parking with lawn and mature shrubs to the right hand side. Viewing by appointment only.



ACCOMMODATION

- Entrance Hallway**
4.8m (15'9") x 1.79m (5'10") Laminate wood floor, coving, storage press.
- Lounge**
5.3m (17'5") x 3.5m (11'6") Bay window, feature stone wall, electric stove, coving, double doors to dining room, tiled floor.
- Dining Room**
3.59m (11'9") x 2.85m (9'4") Double doors to kitchen, tiled floor.
- Kitchen / Sunroom**
6.58m (21'7") x 5.22m (17'2") Range of fitted press units, plumbed for washing machine and dishwasher, recessed lighting, tiled floor, access to rear garden.
- Bedroom 1**
3.74m (12'3") x 3.4m (11'2") Built in wardrobe, tongue & groove flooring.
- Bedroom 2**
3.77m (12'4") x 3.4m (11'2") Built in wardrobes, tongue & groove flooring.
- Bedroom 3**
2.5m (8'2") x 2.5m (8'2") Built in wardrobes, tongue & groove flooring.
- Bathroom**
2.54m (8'4") x 1.92m (6'4") Fully tiled with wc, whb & bath with electric shower.
- Attic**
5.38m (17'8") x 3.99m (13'1") Velux windows, storage, tongue & groove flooring.