

FEATURES:

- Newly fitted front door
- Ample parking
- Updated kitchen
- Double glazed windows
- Gas fired central heating
- Water Filtration System



AMENITIES:

Only minutes walk to 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 €270,000

FOR SALE BY PRIVATE TREATY

**12 MULBERRY COURT
CASTLEKNOCK
DUBLIN 15
D15 F5F1**



Floor Area c. 61 sq.m / 656 sq.ft

Flynn Estate Agent are delighted to introduce 12 Mulberry Court to the market. This exceptional two bedroom townhouse comes to the market offering turn key condition with no further work required. Boasting bright and spacious accommodation comprising of a beautifully refurbished living room, newly fitted bright kitchen, ample storage under the stairs, two double bedrooms all with built in wardrobes and main bathroom with skylight maximising lighting.

Also benefiting from quiet surroundings, mature green spaces and a location that is always in high demand. Mulberry is within walking distance to Carpenterstown and Castleknock Village and has easy access to all amenities such as train station, schools, shops, bus stops, Blanchardstown Shopping Centre, Castleknock Hotel, sports clubs and many more. This magnificent townhouse is ideal for a first time buyer or investor alike. Viewing is highly recommended and is by appointment only.



ACCOMMODATION

Entrance Hallway

1.4m (4'7") x 0.09m (4")

Solid wood floor.

Lounge

5.7m (18'8") x 3.1m (10'2")

Solid wood floor, gas fire with wooden surround, understairs storage, tv point, coving.

Kitchen

3.3m (10'10") x 1.8m (5'11")

Range of newly fitted press units, plumbed for dishwasher & washing machine, water filtration system, tiled splashback, solid wood floor.

Landing

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

Velux windows, hotpress, recessed lights, carpet floor.

Bedroom 1

3.6m (11'10") x 2.6m (8'6")

Built in wardrobes, tongue & groove floor, recessed lights.

Bedroom 2

3.4m (11'2") x 2.4m (7'10")

Built in wardrobes, tongue & groove floor, access to attic, recessed lights.

Bathroom

2.01m (6'7") x 1.8m (5'11")

Comprising wc, whb & bath with electric shower, recessed lights, tongue & groove floor, Velux window, part tiled walls.