

FEATURES:

- Large South Facing Rear Garden
- New Sandstone Patio
- Fitted Outside Tap
- Not Overlooked
- Walled Front & Rear Gardens
- Maintenance Free Red Brick Exterior
- Immaculate Condition
- Fitted Stira to Attic
- Gas Fired Central Heating
- Alarm



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, Ongar & Clonee 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 €295,000



FOR SALE BY PRIVATE TREATY

132 LITTLEPACE WALK
CLONEE
DUBLIN 15
D15 V4A4



Floor Area c. 94 sq.m / 1012 sq.ft

Flynn & Associates are delighted to introduce 132 Littlepace Walk to the market. This exceptional three bedroom semi-detached home comes to the market in immaculate condition offering spacious accommodation throughout. The property is ideally located in a mature quiet residential cul de sac, in the much sought after Littlepace estate, and is a short stroll from the Littlepace shopping mall. Clonee and Ongar villages are close by with many amenities including schools, shops, restaurants and public transport links. Littlepace estate is within the catchment area for Mary Mother of Hope national school which is a few minutes walk away. The M3 and M50 motorways are all within minutes reach providing easy access to all road networks. The accommodation comprises entrance hallway with guest wc, a spacious living room with double doors leading to the dining room. The kitchen is fitted with a range of modern wall and floor units and is plumbed for a dishwasher and washing machine, with all integrated appliances. Upstairs there are three well appointed bedrooms with built in wardrobes, recessed lighting and two with solid wood floors, and master bedroom ensuite. A family bathroom completes the accommodation. To the rear the garden is manicured with mature planting and a new sandstone patio and barna shed. This property has been maintained to the highest standard. Viewing is highly recommended and is by appointment.



ACCOMMODATION

Entrance Hallway
4.78m (15'8") x 1.79m (5'10")

Guest wc, polished porcelain tiled floor, coving, centrepiece.

Lounge
4.86m (15'11") x 3.48m (11'5")

Solid wood floor, bay window, gas fire with wooden surround, centrepiece, coving, double doors to dining area.

Kitchen / Dining Room
5.44m (17'10") x 3.56m (11'8")

Excellent range of fitted press units, plumbed for dishwasher & washing machine, recessed lighting, polished porcelain floor tiles in kitchen with solid wood floor in dining area, patio doors to South facing rear garden.

Bedroom 1
4.09m (13'5") x 3.29m (10'10")

Solid wood floor, buit in wardrobes, recessed lighting.

Ensuite
2.22m (7'3") x 1.3m (4'3")

Comprising wc, whb & shower, tiled floor.

Bedroom 2
3.63m (11'11") x 3.34m (10'11")

Built in wardrobes, tongue & groove flooring, recessed lighting.

Bedroom 3
2.6m (8'6") x 2.3m (7'7")

Built in wardrobes, solid wood floor, recessed lighting.

Bathroom
2.23m (7'4") x 1.8m (5'11")

Comprising wc, whb & bath with shower attachment, tiled floor.