

**FEATURES:**

- South facing rear garden
- Large side entrance with potential to extend subject to planning
- Leafy end of cul de sac location
- Walk in condition
- Gas fired central heating
- Double glazed windows

**AMENITIES:**

Only minutes walk to train station, 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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**Flynn & Associates 8211311**

**PRICE REGION €435,000**

*FOR SALE BY PRIVATE TREATY*

**19 LUTTRELL PARK COURT  
CASTLEKNOCK  
DUBLIN 15  
D15 KC2N**





Floor Area c. 90 sq.m / 969 sq.ft

Flynn and Associates are delighted to introduce 19 Luttrell Park Court to the market. This wonderful 3 bedroom semi-detached property is located at the end of a quiet cul-de-sac in this highly sought after estate. The tastefully decorated home consists of bright entrance hall, warm lounge with feature bay window and double doors leading to open plan 'L' shaped dining and kitchen area with access to sunny rear garden. Upstairs there are three spacious bedrooms and main family bathroom. Boasting a host of many features such as the large side entrance giving great potential to extend subject to the relevant planning permission and sunny South facing rear garden to name just a few. Number 19 Luttrell Park Court is within walking distance to Coolmine & Castleknock Train Stations with bus stops on the doorstep. Easy access to all amenities such as schools, shops, Blanchardstown Shopping Centre, Castleknock Hotel, sports clubs and many more. Viewing is highly recommended and is by appointment only.



**ACCOMMODATION**

**Entrance Hallway**  
*4.5m (14'9") x 1.6m (5'3")*

Solid wood floor, coving, phone point.

**Lounge**  
*5.2m (17'1") x 3.3m (10'10")*

Gas with wooden surround, bay window, solid wood floor, coving, tv point, double doors to dining room.

**Dining Room**  
*3.1m (10'2") x 5.1m (16'9")*

Solid wood floor, tv point, patio doors to rear garden.

**Kitchen**  
*2.8m (9'2") x 2.4m (7'10")*

Range of fitted press units, plumbed for dishwasher & washing machine, tiled floor & splashback.

**Bedroom 1**  
*4.3m (14'1") x 2.8m (9'2")*

Built in wardrobes, carpet flooring, tv point.

**Bedroom 2**  
*3.5m (11'6") x 2.8m (9'2")*

Built in wardrobes, carpet flooring.

**Bedroom 3**  
*2.8m (9'2") x 2.2m (7'3")*

Carpet flooring.

**Bathroom**  
*1.8m (5'11") x 1.8m (5'11")*

Comprising wc, whb & bath with shower attachment, laminate wood floor & part tiled walls.