

**FEATURES:**

- South East Facing Rear Garden
- Mature Trees & Shrubs
- Picturesque Red Brick Exterior Finish
- Large Terrace Overlooking Outdoor Pool
- Spectacular High Ceilings
- Private Secure Gated Residence

**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 €1,300,000**



*FOR SALE BY PRIVATE TREATY*

**HUNTINGTON  
OUTFARM LANE  
CASTLEKNOCK  
DUBLIN 15  
D15 F63H**



Floor Area c. 408 sq.m / 4,400 sq.ft

Flynn & Associates are delighted to introduce Huntington, Outfarm Lane, Castleknock to the open market. This spectacular gated detached property is positioned in the most sought after and convenient location of Castleknock. This wonderfully bright, elegant, and tastefully presented home offers a stunning red brick finish with a beautiful sunny south east facing rear garden and external patio with exceptional views looking over the private pool & outhouse. The property benefits from stunning high ceilings and feature bay windows allowing natural light flow throughout and providing spacious living arrangements. Accommodation in brief comprises of a large entrance hallway with polished porcelain tiles & coved ceiling, reception room leading to the adjoining large living room, sliding double doors to a family sized dining room and through to the kitchen. The kitchen has endless amount of counter and storage space and is finished to modern standards, to the rear of the kitchen you will find the entertainment room with a red brick interior finish, Upstairs all the bedrooms are of good proportion with three ensuites & a Jack & Jill bathroom, French doors from the master bedroom lead to the large terrace. Huntington is located only minutes from the picturesque village of Castleknock with every possible amenity both social and essential on your doorstep. Viewing is highly recommended and is by appointment only.



ACCOMMODATION

Entrance Hallway

Polished porcelain tiles, coving, dado rail and centrepiece.

Lounge  
4.35m (14'3") x 6.01m (19'9")

Feature fireplace, bay window, coving, centrepiece, tv point and double sliding doors to dining room.

Family Room  
3.53m (11'7") x 4.94m (16'2")

Feature fireplace, tv point, coving and bay window.

Kitchen / Breakfast Room  
9.9m (32'6") x 6.01m (19'9")

Bespoke kitchen with wall and floor mounted units, solid granite worktop & upstands, Italian marble tiles, plumbed for dishwasher, recessed lighting, coving and phone points, French patio doors to rear garden.

Utility  
1.93m (6'4") x 3.33m (10'11")

Wall and floor mounted units, tiled floor, plumbed for washing machine and dryer.

Entertainment Room  
3.03m (9'11") x 8.17m (26'10")

Tiled floors, built in bar, red brick finish on walls, wooden beams on ceiling set with recessed lighting.

Shower Room  
3.75m (12'4") x 3.18m (10'5")

Spanish marble tiled floors, Vogue jacuzzi bath, w.c., shower, recessed lighting.

Rear Lounge  
4.08m (13'5") x 4.79m (15'9")

Recessed lighting and French patio doors to rear garden.

Downstairs Bedroom  
2.09m (6'10") x 5.01m (16'5")

Built in storage, carpet flooring, tv and phone points.

Landing  
4.19m (13'9") x 4.67m (15'4")

Large sky light and velux window, dado rail, coving with centrepiece, access to hotpress.

Master Bedroom  
4.25m (13'11") x 6.38m (20'11")

Walk in wardrobes, bay window, tv point, phone point, carpet flooring.

Master Ensuite  
1.35m (4'5") x 3.59m (11'9")

Comprising wc, twin whb, built in storage press, double shower and tiled floors.

Bedroom  
7.5m (24'7") x 3.01m (9'11")

Built in wardrobes, tv & phone points, carpet flooring, French doors to roof terrace.

Jack & Jill Bathroom  
3.15m (10'4") x 2.91m (9'7")

Heritage style bathroom with free standing bath, corner shower, whb, w.c, tiled floors, spot lighting.

Bedroom  
3.6m (11'10") x 3.2m (10'6")

Built in wardrobes.

Ensuite  
3.01m (9'11") x 0.7m (2'4")

Comprising wc, whb & shower.

Bedroom  
5.1m (16'9") x 2.7m (8'10")

Built in wardrobes.

Ensuite

Comprising wc, whb & shower.

Pool House  
4.6m (15'1") x 5.4m (17'9")

Complete with sauna, plumbed with shower and including feature fireplace.

Garage  
6.8m (22'4") x 3.68m (12'1")

Velux window.