

**FEATURES:**

- South Facing Rear Garden
- Excellent Location in Laurel Lodge
- Mature Setting
- Gas Fired Central Heating



**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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**PRICE REGION €325,000**

*FOR SALE BY PRIVATE TREATY*

2 MAPLE DRIVE  
CASTLEKNOCK  
DUBLIN 15  
D15 ERY9



Floor area c. 76 sq.m / 818 sq.ft

Flynn & Associates are delighted to welcome 2 Maple Drive to the market. This beautiful 3 bedroom semi-detached home with a South facing rear garden is nicely situated in this mature and much sought after estate. Number 2 is a fantastic property which has been well maintained by its current owners and is in good condition throughout. The accommodation in brief comprises of bright living room, spacious kitchen / dining room with Rational doors to sunny rear garden, three bedrooms and main family bathroom. Also boasting a mature rear garden with Barna shed and spacious front driveway with lawn. Local amenities include schools, shops, bus stops and train routes to the City Centre, the Blanchardstown Shopping Centre, Castleknock Hotel, sports clubs and many more. Viewing is highly recommended and is by appointment only.



## ACCOMMODATION

### Entrance Hall

Carpet flooring.

### Lounge

**5.01m (16'5") x 3.5m (11'6")**

Solid fuel stove with marble surround, bay window, carpet flooring, tv point, storage.

### Kitchen

**4.4m (14'5") x 2.5m (8'2")**

Range of fitted press units, plumbed for washing machine, laminate wood floor, double doors to South facing rear garden.

### Bedroom 1

**4.01m (13'2") x 2.4m (7'10")**

Built in wardrobes, carpet flooring, tv point.

### Bedroom 2

**3.3m (10'10") x 2.4m (7'10")**

Built in wardrobes, carpet flooring.

### Bedroom 3

**3.1m (10'2") x 2.01m (6'7")**

Carpet flooring.

### Bathroom

**2.01m (6'7") x 1.6m (5'3")**

Comprising wc, whb & bath, tongue & groove flooring.