

**FEATURES:**

- Manicured Communal Gardens
- Ample Communal Parking
- Two Bedrooms With Fitted Wardrobes
- Electric 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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**Flynn & Associates 8211311**

**PRICE REGION €235,000**

*FOR SALE BY PRIVATE TREATY*

**13 MANOR COURT  
CLONSILLA  
DUBLIN 15  
D15 YP40**



Floor Area 70 sq.m / 753 sq.ft

Flynn & Associates are delighted to welcome 13 Manor Court to the open market. This spacious 2 bedroom ground floor apartment is located in a low density gated development and positioned within the ever popular St. Mochta's estate. Offering extremely spacious and bright living accommodation throughout comprising entrance hall, large lounge open with dining and kitchen area with access to manicured communal grounds, two spacious bedrooms with fitted wardrobes and main bathroom. Manor Court is ideally located within close proximity to every amenity imaginable including the Blanchardstown & Roselawn Shopping Centres, Clonsilla and Blanchardstown Villages, the M50 motorway and is within walking distance to excellent transport links to the City Centre, including pedestrian access to Coolmine Railway Station (offering approx. 20 min travel time to the City). Viewing comes highly recommended and is by appointment only.



## ACCOMMODATION

### Entrance Hallway

**2.5m (8'2") x 2.9m (9'6")**

Laminate wood floor, phone point, intercom.

### Lounge

**4.5m (14'9") x 7.01m (23'0")**

Laminate wood floor, tv point, access to communal gardens

### Kitchen

**2.4m (7'10") x 2.3m (7'7")**

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

### Bedroom 1

**4.01m (13'2") x 3.01m (9'11")**

Built in wardrobes, carpet flooring.

### Bedroom 2

**3.6m (11'10") x 2.9m (9'6")**

Built in wardrobes, carpet flooring.

### Bathroom

**1.9m (6'3") x 2.2m (7'3")**

Comprising wc, whb & bath with shower attachment.