

FEATURES:

- Detached Bungalow
- Cul De Sac Location
- Low Maintenance Landscaped Rear Garden
- Cobblelock Driveway
- Double Glazed Windows
- 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
ANDREW RAFTER ASSOC. S.C.S.I 086 8199398 arafter@flynnassociates.ie
CORMAC MCCARHTY 086 6488524 cmccarthy@flynnassociates.ie
Flynn & Associates 8211311

PRICE REGION €600,000

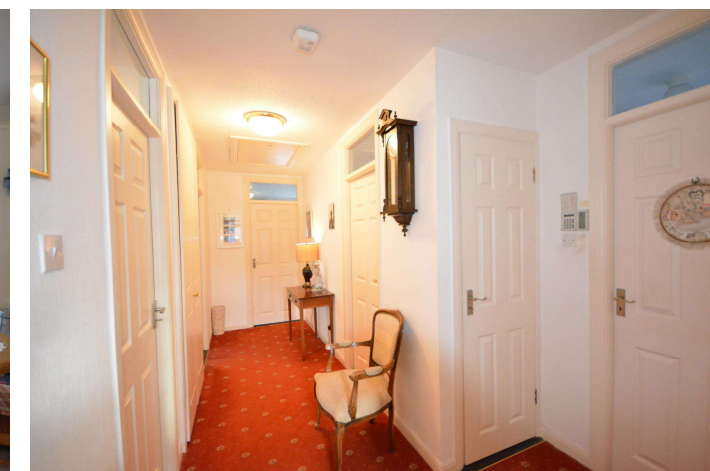
FOR SALE BY PRIVATE TREATY

72 PARK AVENUE
CASTLEKNOCK
DUBLIN 15
D15 X378

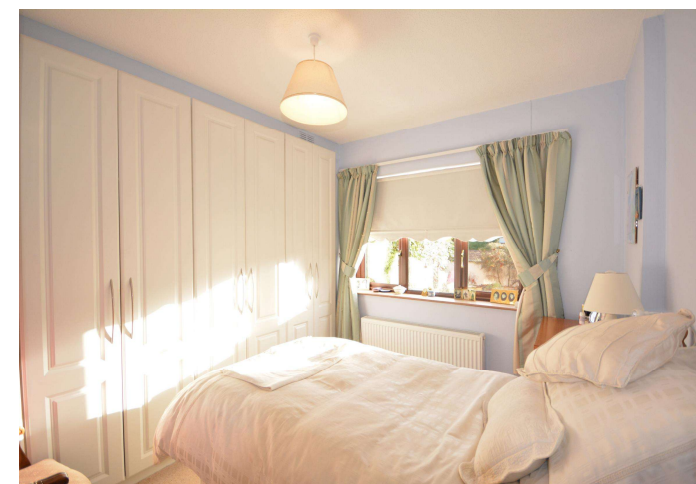


Floor Area c. 116 sq.m / 1141 sq.ft

Flynn & Associates are delighted to welcome number 72 Park Avenue to the market. This is a beautifully designed 3 bedroom detached bungalow situated in this much sought after mature estate. Rarely do you see such an exceptional property in Park Avenue come onto the market.



This wonderful bright spacious home is presented in pristine condition throughout and has been exceptionally maintained by its current owners. The property consists of a spacious living room with feature fireplace, fitted kitchen with sliding doors leading into an expansive conservatory, three spacious bedrooms and family bathroom. Also boasting a landscaped rear garden with slabbed patio offering very low maintenance and mature hedging giving great privacy. 72 Park Avenue is ideally positioned in this quiet cul de sac within walking distance to Castleknock Village and all the amenities it has to offer including schools (both Primary & Secondary), shops, restaurants, bars and transport links. Early viewing of this fine property is highly recommended and by appointment only.



ACCOMMODATION

Entrance Hallway

8.1m (26'7") x 1.4m (4'7")

Carpet flooring, intercom, access to attic.

Lounge

5.4m (17'9") x 3.3m (10'10")

Gas fire with marble & wood surround, carpet flooring, tv point.

Kitchen

5.3m (17'5") x 3.2m (10'6")

Excellent range of fitted press units, plumbed for washing machine, sliding door to conservatory, tiled floor.

Conservatory

4.5m (14'9") x 4.01m (13'2")

French doors to rear garden, tiled floor.

Bedroom 1

4.2m (13'9") x 3.01m (9'11")

Built in wardrobes, carpet flooring.

Bedroom 2

3.3m (10'10") x 2.5m (8'2")

Built in wardrobes, carpet flooring, tv point.

Bedroom 3

3.01m (9'11") x 2.7m (8'10")

Carpet flooring, tv & phone points.

Bathroom

1.9m (6'3") x 1.9m (6'3")

Fully tiled with wc, whb & electric shower.