

**FEATURES:**

- Minutes Walk To Train Station & Bus Stops
- Recreational Green On The Doorstep
- 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](mailto:arafter@flynnassociates.ie)  
**CORMAC MCCARTHY** 087 3966674 [cmccarthy@flynnassociates.ie](mailto:cmccarthy@flynnassociates.ie)  
Flynn & Associates 8211311

**PRICE REGION €450,000**

*FOR SALE BY PRIVATE TREATY*

**7 RIVERWOOD DENE  
CASTLEKNOCK  
DUBLIN 15  
D15 W5P0**



Floor Area c. 124 sq.m / 1334 sq.ft

Flynn & Associates are delighted to introduce 7 Riverwood Dene to the market. This exceptional four bedroom semi-detached home comes to the market offering exceptionally spacious accommodation. Incorporating entrance hallway with guest wc, bright lounge with wonderful proportions, double doors into dining room, kitchen with breakfast area and utility with access to the rear garden. The first floor is ideally laid out with four bedrooms all with fitted wardrobes, master en-suite and family bathroom. Also benefitting from quiet surroundings, a beautiful green just around the corner and a location that is always in high demand. Riverwood Dene is within walking distance to Coolmine Train Station and has easy access to all amenities such as schools, shops, bus stops, Blanchardstown Shopping Centre, Castleknock Hotel, sports clubs and many more. Viewing is highly recommended.



## ACCOMMODATION

### Entrance Hallway

**5.2m (17'1") x 2.1m (6'11")**

Guest wc, tiled floor, coving, phone point.

### Lounge

**5.6m (18'4") x 4.01m (13'2")**

Semi solid wood floor, gas fire with marble hearth & wood surround, tv point, coving, double doors to dining room.

### Dining Room

**4.1m (13'5") x 2.6m (8'6")**

Semi solid wood floor, coving, French doors to rear garden.

### Kitchen

**6.5m (21'4") x 3.2m (10'6")**

Excellent range of fitted press units, plumbed for dishwasher, tiled splashback.

### Utility

**1.6m (5'3") x 1.5m (4'11")**

Plumbed for washing machine, access to side entrance.

### Bedroom 1

**3.6m (11'10") x 4.6m (15'1")**

Built in wardrobes, carpet flooring, bay window.

### Ensuite

**1.5m (4'11") x 1.8m (5'11")**

Comprising wc, whb & shower.

### Bedroom 2

**3.2m (10'6") x 3.2m (10'6")**

Built in wardrobes, carpet flooring.

### Bedroom 3

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

Built in wardrobes, carpet flooring, tv point.

### Bedroom 4

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

Carpet flooring, built in wardrobes.

### Bathroom

**2.1m (6'11") x 2.01m (6'7")**

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