

FOR SALE

6 Farmleigh Park,  
Farmleigh Woods,  
Castleknock,  
Dublin 15.



REA

BYRNE & QUIRKE

## DESCRIPTION

An instantly appealing and luxurious five bed roomed terraced house with a stunning interior creatively designed with spacious and elegant proportions throughout; further enhanced by a superior quality finish and tastefully presented with a palette of neutral colour schemes. All to be found in a mature cul-de-sac location in the highly regarded Farmleigh Woods development.

Farmleigh Woods, located just off Whites Road, is within walking distance of Castleknock Village with a selection of neighbourhood retail and service outlets. There is direct pedestrian access to the Phoenix Park from White's Road and Farmleigh House is nearby. There are a choice of schools nearby which include Castleknock College, Mount Sackville and Educate Together Castleknock. Castleknock Train Station and bus routes are both conveniently located

There are a wide range of sporting and recreational amenities closeby including Dublin Zoo, Luttrellstown, Castleknock and Elm Green golf courses, Castleknock Tennis Club and a choice of boating clubs. The City Centre, N3 and M50 are all easily accessible.

## FEATURES

- Bright, well proportioned accommodation c. 215 Sq.M ( 2,314 Sq.Ft)
- Absolutely turn key, pristine condition
- Fitted carpets, blinds and kitchen appliances namely oven,hob, microwave, extractor fan, fridge/freezer, dishwasher and washing machine are included in the sale
- John Daly traditional style hand painted kitchen with solid granite worktops and feature island unit
- Quality sanitary ware
- Gas Fired Central Heating
- Hardwood double glazed windows
- Audio visual security Intercom
- Smart Technology system
- Mood lighting
- Digital Security System
- Direct pedestrian access to the Phoenix Park from White's Road
- Easily managed gardens
- Off street parking
- Manicured communal grounds with extensive open landscaped areas with water features and ornate street lighting
- Envious convenient location beside the Phoenix Park and Castleknock Village



## ACCOMMODATION

**Reception Hallway:** (6.259m x 2.191m), part glass panelled entrance door, with oak style flooring, recessed lighting, ceiling cornice, digital alarm panel, and door to

**Drawing Room:** (4.787m x 3.797m), with feature bay window overlooking front, and limestone fireplace with fitted coal effect gas fire, ceiling cornice, centre rose, recessed lighting and audio/visual security intercom

**Master Bedroom:** (6.138 m x 4.712m), feature mahogany fireplace with brass inset, pair of picture windows overlooking rear, extensive range of built-in wardrobes, recessed lighting, ceiling cornice, centre rose, door to

**En Suite Shower Room:** with fully tiled step-in shower, wc with concealed cistern, wash hand basin, heated towel rail, strip lighting and shaver socket, recessed lighting, extractor fan

**First Floor there are Four Further Bedrooms:**

**Bedroom 2:** (4.191m x 3.235m), with range of built-in wardrobes and drawers, door to balcony, carpet and door to

**En- Suite Shower Room:** with corner shower, wc, wash hand basin, tiled walls and floor, strip lighting and shaver socket, extractor fan

**Bedroom 3:** (4.455m x 3.086m) with pair of built-in wardrobes, window overlooking rear garden, carpet

**Bedroom 4:** (3.137m x 2.506m), with built-in wardrobe, window overlooking rear, carpet

**Bedroom 5:** (3.091m x 2.305m), with built-in unit and bookshelves, carpet

**Family Bathroom:** with white suite comprising jazuuzi style bath, wc, wash hand basin, heated towel rail, strip lighting and shaver socket, tiled walls and floor

**Garden Level:**

**Porch Entrance:** (1.629m x 1.257m), part glass paneled entrance door, tiled flooring, digital alarm panel and door to

**Inner Hallway:** (6.943m x 1.986m) overall, with oak flooring, recessed lighting, ceiling cornice and door to

**Living Room:** (5.569m x 3.919m), with feature bay window overlooking front, oak flooring, feature limestone fireplace with polished granite inset and hearth, provision for wall mounted tv, ceiling cornice, centre rose, recessed lighting and double sliding doors to

**Kitchen/Dining Room:** (6.154m x 5.107m) overall

**Dining Area:** with oak flooring, wall mounted gas fire, ceiling cornice, recessed lighting, and double French doors to patio and rear garden

**Kitchen:** with an extensive range of hand painted fitted units, centre island with granite worktop and integrated wine and tray rack, granite splashbacks, open and glass shelving, plate rack, Neff four ring gas hob, Neff oven and microwave, Neff stainless steel extractor fan, Neff integrated dishwasher, Neff fridge/freezer, Hoover washing machine, tiled floor, recessed lighting and opening to

**Family Area:** (2.811m x 2.684m), with tiled flooring, outlook over rear garden and double French doors to rear garden

**Guest WC:** with wc with concealed cistern, wash hand basin, tiled walls and floor, extractor fan

**Outside:** Gravelled off street parking with paved pathway and railings; granite steps to hall level. Understairs bin storage area. Rear garden is laid out in level lawn with patio area, fencing and mature trees.

**BER:** **BER B2** BER No: 108864943 -113.97 k/Wh/m2/yr

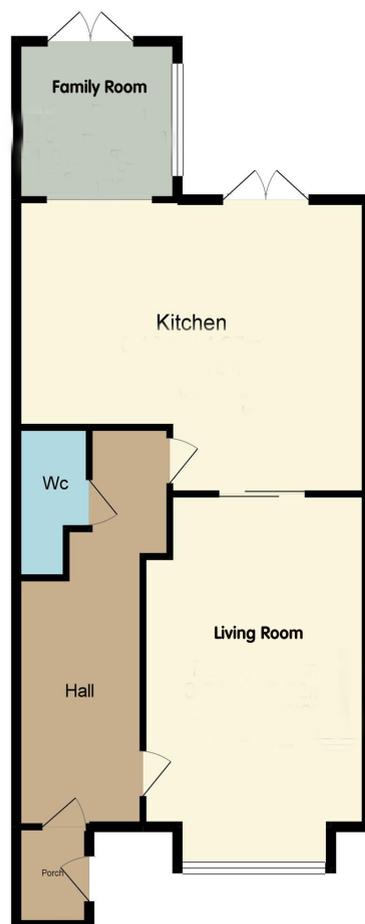
**Viewing:** By Prior Appointment



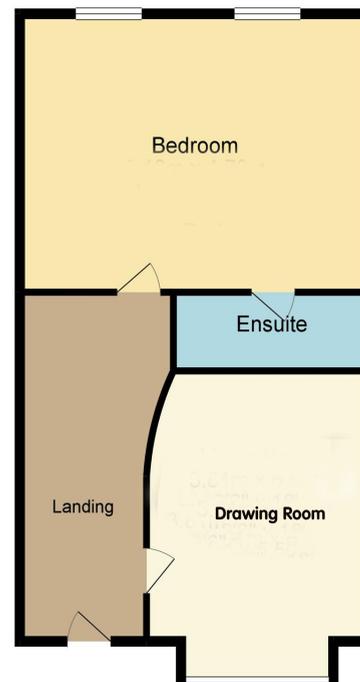
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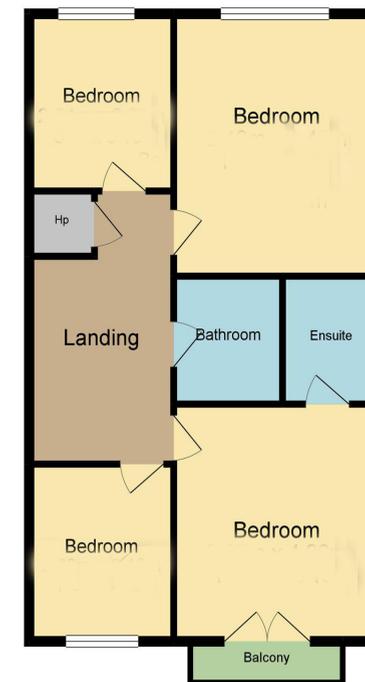
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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