

FOR SALE BY PRIVATE TREATY

38 MOUNT ALTON, KNOCKLYON, DUBLIN 16



- Two bedroom semi-detached bungalow.
- Superb potential to extend subject to planning permission.
- West facing garden.
- Quiet cul-de-sac location.
- Within easy access to M50 road network.
- Close to a range of amenities.



SALES AGENTS

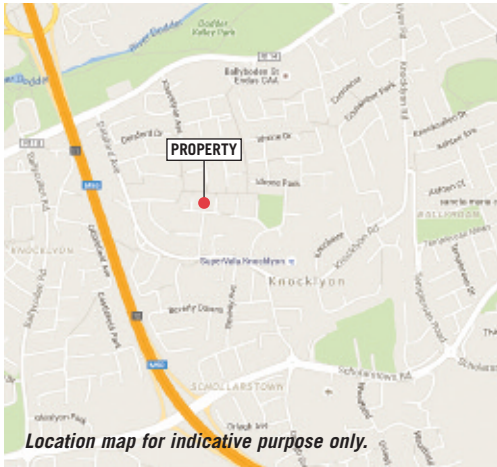
Kelly Walsh 15 Herbert Street, Dublin 2, D02 HR63



 **KELLY WALSH**
property advisors & agents

01.664.5500

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LOCATION

The property is ideally located in the quiet cul de sac of Mount Alton just off the Knocklyon Road in Dublin 16. Within close proximity of the M50 road network and on a direct bus route to the City Centre, this property boasts a host of nearby amenities. Close to the villages of Knocklyon and Rathfarnham, the property benefits from all the local amenities these villages have to offer.

The property is also conveniently located just a short walk to both St. Colmcille's national and secondary schools. In addition the Dundrum Town Centre and Sandyford Business Park are within a short drive.



DESCRIPTION

The property comprises a 2 bedroom semi-detached bungalow and provides the perfect opportunity for the discerning purchaser to create a modern home in an ideal location.

The property as it stands is in need of modernisation, but there is huge potential for the property to be extended (subject to p.p.) to become a beautiful family home. The large rear garden also benefits from a sunny west facing aspect. The accommodation extends approx. 90 sq.m (969sq.ft), and includes: entrance hall, bright and spacious living room, two double bedrooms, kitchen, dining room and bathroom.



SIZE

The property measures 90sq.m (969sq.ft)

BER DETAILS

BER E2. Certificate available upon request.

PRICE

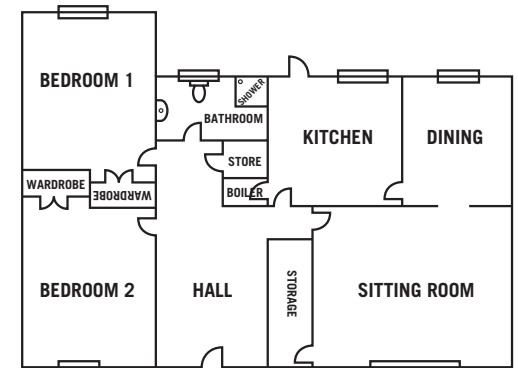
On application.

VIEWING

Strictly by appointment.

FLOORPLAN

*Floorplan Not to Scale
Reference Only.



CONTACT

For more information and inspection, please contact **Helena Kelleher** or **Sean Dillane** at Kelly Walsh Property Advisors & Agents. Email: helena@kellywalsh.ie or sean@kellywalsh.ie

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