

25 FAIRHAVEN AVENUE

Fairhaven, Castleknock Road, Castleknock, Dublin 15



Three Bedroom Family Home

BER A3

Superb three bedroom semi-detached house located in a mature Castleknock setting beside The Phoenix Park and within walking distance of the city centre.





THE PROPERTY

Fairhaven is an exceptional development that offers quality family houses in a mature Castleknock setting next to the Phoenix Park and Castleknock Village with excellent proximity to the City Centre.

The amenities and facilities of Castleknock are of the highest order and Fairhaven is perfectly positioned within easy walking distance of restaurants, bars, cafes, boutiques and all the great amenities of this historic village. There are excellent gyms, sports clubs, hobby and interest groups as well as easy access to the amenities of the Phoenix Park and the City Centre beyond, while the local area boasts some of Ireland's best Primary and Secondary schools.

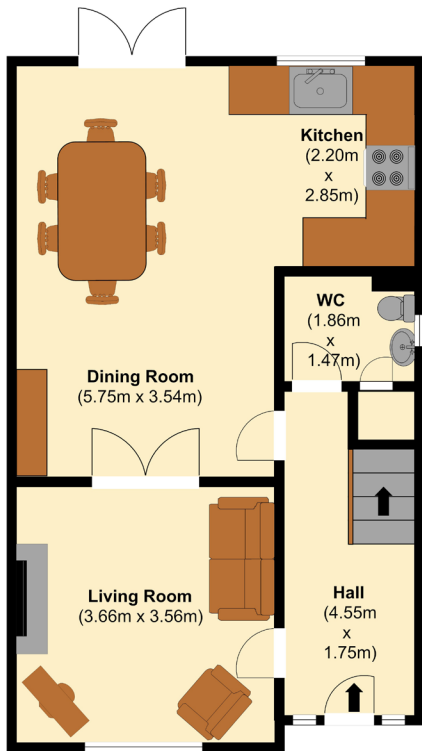
Fairhaven homes benefit from excellent energy efficiency and achieve an A3 Building Energy Rating.

No. 25 Fairhaven Avenue extends to 103 sq.m (1,109 sq.ft) and boasts outstanding quality and attention to detail with beautiful hard-wearing finishes throughout.

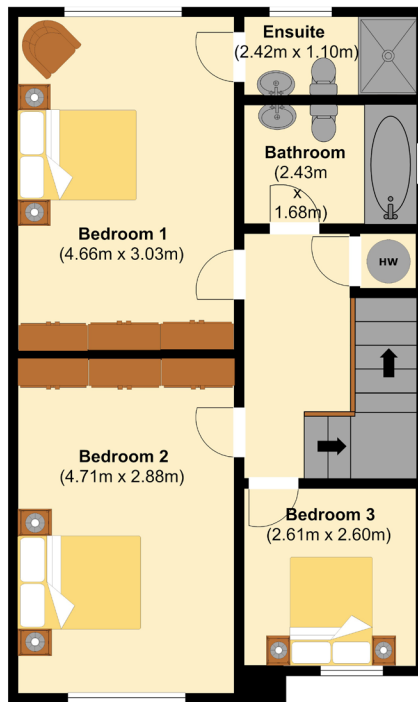
Finishes that include extensive timber panelling, radiator housing, elegant tiling, under-stair cloakroom and storage solutions, there is a large kitchen / dining room that opens to a rear garden where a generous southwest facing patio provides an elegant extension of living space.

A fine stairway opens at first floor to a spacious landing linking to exquisite bedroom accommodation with large floor to ceiling wardrobes. The bathroom and ensuite are fully tiled and are of the highest quality.

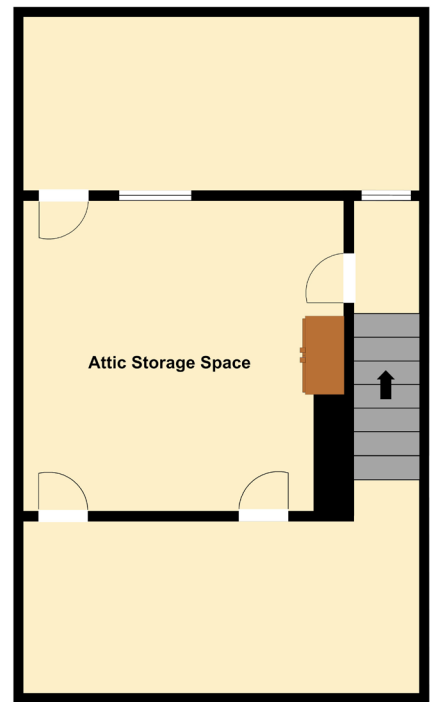
A converted attic provides further accommodation.



Ground Floor



First Floor

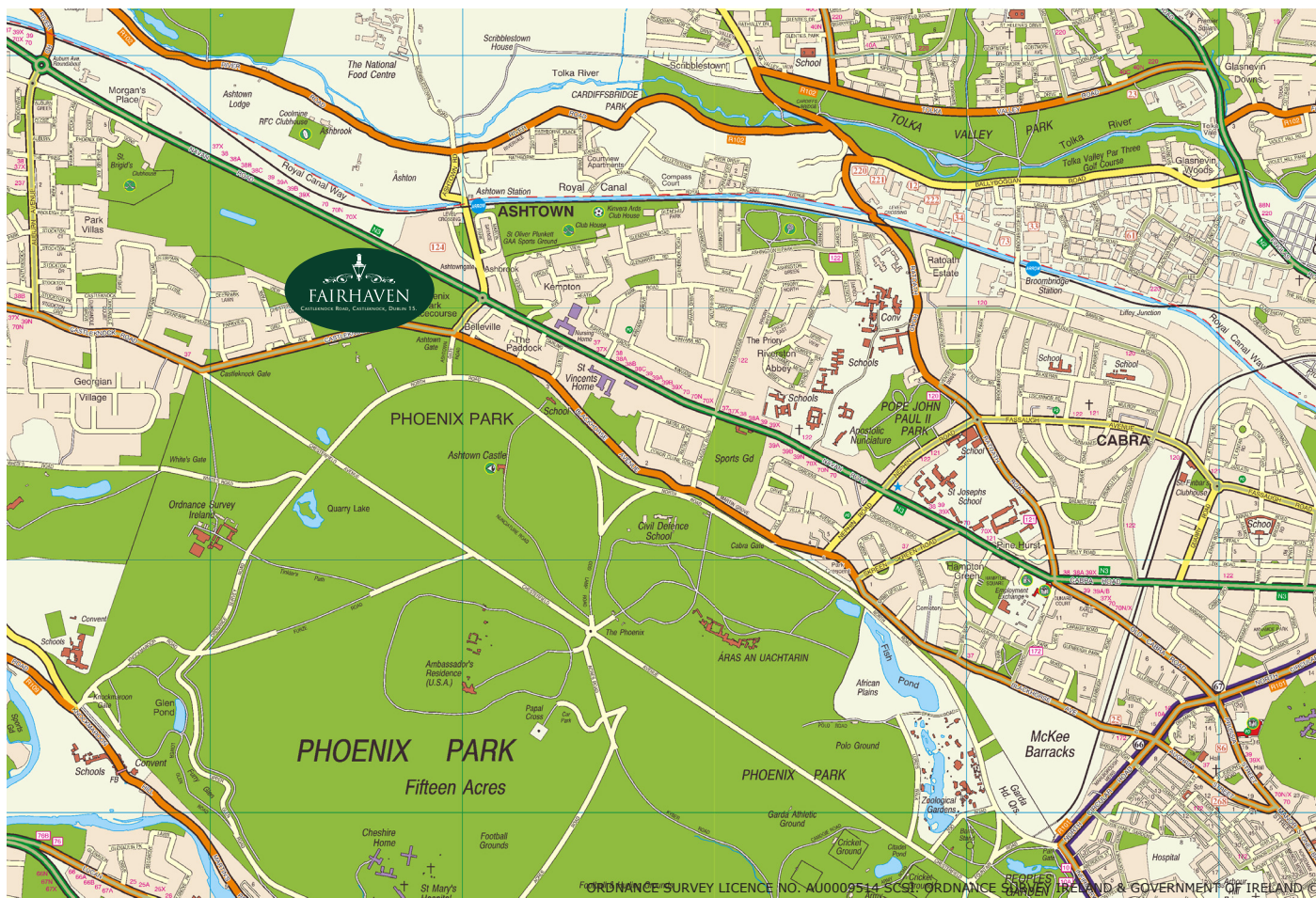


Second Floor / Attic

Floor Area
c 103 Sq Mtrs / 1,109 Sq ft
(excluding attic storage space)



*Not to scale
for identification
purposes only*



TERMS:

For Sale by Private Treaty

VIEWING:

Strictly by appointment

BER Details:

BER A3

BER No. 107697500

Energy Performance Indicator: 10.69 kWh/m²/yr

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