



43a Luttrellstown Grove,
Castleknock, Dublin 15.

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER C3

For Sale by Private Treaty

Hunters Estate Agent are delighted to present to the market this spacious three bedroom detached home perfectly situated in this highly sought after residential location.

This well-presented family home extending to approx. 113 sq.m. / 1,216 sq.ft (excluding attic area), briefly comprises living room, kitchen/living/dining room, utility and w.c. on the ground floor. While the first floor comprises master bedroom with ensuite, two further bedrooms and family bathroom, there is a staircase leading to a floored attic. Outside there is a good sized rear garden and to the front there is car parking for two cars.

Ideally situated in a quiet residential Cul-de-Sac this property is within easy reach of a variety of amenities including shops and schools. It is conveniently located close to bus and rail links to the city centre, and the N3 and M50 motorways are also easily accessible.

Viewing is highly recommended for owner occupiers and investors alike



SPECIAL FEATURES

- » Well-presented 3 bedroom detached house.
- » Extending to approx. 113 sq.m. / 1,216 sq.ft (excluding attic area).
- » Off street car parking.
- » Gas fired central heating.
- » Ideally located within minutes' walk from many schools and shops.
- » Excellent transport links available including Coolmine Train Station and bus routes to the city centre.

ACCOMMODATION

ENTRANCE HALLWAY

1.89m (6'2") x 1.25m (4'1")

Spacious bright entrance hallway with wooden flooring.

LIVING ROOM

5.00m (16'4") x 3.35m (11'0")

Wooden floor, fire inset with feature mantle piece surround and door to under stairs storage cupboard.

LIVING/DINING/KITCHEN AREA

Spacious and bright open plan kitchen, living and dining room ideal for family life. Large windows, sky light and doors leading to garden allow for natural light to pour in.

LIVING AREA

4.36m (14'32") x 3.68m (12'06")

Seating area with wooden floor.

KITCHEN/DINING AREA

5.83m (19'13") x 3.26m (10'68")

Fully fitted kitchen incorporating an array of wall and base units, Zanussi oven, Zanussi electric hob, extractor fan, integrated fridge freezer, integrated dish washer, stainless steel sink and tiled floor.
Dining area with ample space for a large table, doors opening to garden and wooden floor.

UTILITY ROOM

1.59m (5'22") x 1.40m (4'60")

Offering extra storage space through wall and base units and incorporating Beko dryer and Beko washing machine with tiled floor to splashback.

W.C.

1.86m (6'10") x 1.40m (4'58")

Incorporating w.c. and w.h.b. with tiled floor.



LANDING

3.83m (12'56") x 4.34m (14'24")

(Max. Measurements)

Carpet flooring with hotpress and carpeted stairs to attic.

MASTER BEDROOM

3.01m (9'87") x 5.89m (19'32")

(Max. Measurement)

Large master bedroom with carpet flooring, fitted wardrobes and ensuite. Overlooking the rear garden.

ENSUITE

Fully tiled and incorporating w.h.b over vanity unit with mirror and shaving light, w.c., shower cubicle with Triton T90z electric shower.

BEDROOM 2

3.28m (10'75") x 2.25m (7'39")

(Max. Measurement)

Double bedroom with fitted wardrobe and carpet. Overlooking rear garden.

BEDROOM 3

2.75m (9'01") x 4.28m (14'05")

(Max. Measurement)

Bright double bedroom with fitted wardrobe and carpet. Overlooking front garden.

BATHROOM

2.29m (7'52") x 1.58m (5'20")

Fully tiled and incorporating w.c., w.h.b., bath with shower attachment.

ATTIC AREA

4.34m (14'23") x 5.20m (17'06")

Carpeted attic room with velux window.



OUTSIDE

To the front of the property there is off street parking for two cars and pedestrian access to the rear garden.

BER DETAILS

BER Rating: C3

BER Number: 105672976

Energy Performance Indicator: 205.97 kWh/m2/yr

DIRECTIONS

Travelling from the Phoenix Park continue through Castleknock Village and take a left turn at Myo's Public House onto College Road. Proceed to the next set of traffic lights and take a right turn onto Carpenterstown Road, veering to the right at the next set of traffic lights. Proceed along this road until you come to the next set of traffic lights (at College Gate) and take a left turn. Proceed to the next roundabout and take the first exit onto the Diswellstown Road and at the next round about take the 2nd exit. Continue along this road and Luttrellstown Grove is on your left hand side.

VIEWING

Strictly by prior appointment only with sole selling agent, Hunters Estate Agent, City Centre on 01 668 0008 or email: citycentre@huntersestateagent.ie



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PSRA Licence no: 001631



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FLOOR PLANS

Not to scale. For identification purposes only.

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