

FEATURES:

- South west facing rear garden
- Solar panels
- Triple glazed front and rear doors
- Ideal condensing gas boiler
- Joule water tank
- Qooker tap for instant boiling water
- Newly redesigned kitchen with granite worktops
- Barna shed

**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

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PRICE REGION €495,000

FOR SALE BY PRIVATE TREATY

**12 RIVERWOOD LAWN
CASTLEKNOCK
DUBLIN 15
D15 C2V5**



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

Flynn Estate Agents are delighted to welcome this outstanding property to the open market. Number 12 Riverwood Lawn comes with a host of added extras such as a newly installed Ideal condensing gas boiler, solar panels, new Joule water tank and controlled energy saving mechanisms that vastly improve comfort and efficiency while helping to significantly reduce running costs. Bright and spacious with extended front porch and redesigned kitchen, boasting large flexible spaces that are designed to easily adapt to every stage of family life. The specifications of this property are outstanding with features including thermostatic valve on all radiators, large sliderobes in 3 bedrooms, new wood burning stove in the lounge and new triple glazed front and rear door. This property ticks every box.



The ground floor briefly consists of a large reception room with double doors to a wonderfully proportioned open plan kitchen /dining room, alongside a reception hallway with guest w/c and utility room. Upstairs boasts four spacious bedrooms with master en-suite and a large bathroom. Outside there is a stunning south/west facing landscaped rear garden and to the front a lawn and concrete driveway with electric car charging station. Riverwood is a highly sought after family location consisting of 3 & 4 bedroom homes. Built in 1998 this landscaped estate offers a number of features and incentives for families seeking a convenient home in a secure popular location. Within walking distance to Coolmine & Castleknock Train Stations and bus stops on the doorstep. Easy access to all amenities such as schools, shops, Blanchardstown Shopping Centre, Castleknock Hotel, sports clubs and many more. Viewina is hiahlv recommended and is by appointment only.



ACCOMMODATION

Entrance Porch <i>1.8m (5'11") x 1.7m (5'7")</i>	Extended porch with tiled floor.
Entrance Hallway <i>5.4m (17'9") x 1.9m (6'3")</i>	Guest wc, solid wood floor, understairs storage, coving.
Lounge <i>5.4m (17'9") x 4.01m (13'2")</i>	Solid wood floor, solid fuel stove, tv point, coving, double doors to dining room.
Dining Room <i>4.5m (14'9") x 3.07m (10'1")</i>	Recessed lights, coving, vertical radiator, French doors to rear garden.
Kitchen <i>4.3m (14'1") x 3.2m (10'6")</i>	Excellent range of fitted press units with granite worktops, plumbed for dishwasher, integrated induction Neff hob & over, microwave, breakfast bar.
Utility <i>2.01m (6'7") x 1.6m (5'3")</i>	Plumbed for washing machine & tumble dryer, access to covered side entrance.
Bedroom 1 <i>4.01m (13'2") x 3.7m (12'2")</i>	Laminate wood floor, sliderobes with built in units over bed, bay window, dimmer recessed lights.
Ensuite <i>1.6m (5'3") x 1.7m (5'7")</i>	Fully tiled with wc, whb with vanity unit, shower, recessed lights.
Bedroom 2 <i>3.3m (10'10") x 3.1m (10'2")</i>	Laminate wood floor, sliderobes, fitted book shelves.
Bedroom 3 <i>2.6m (8'6") x 2.9m (9'6")</i>	Laminate wood floor, sliderobes.
Bedroom 4 <i>2.9m (9'6") x 2.5m (8'2")</i>	Laminate wood floor, built in wardrobes, phone point.
Bathroom <i>2.01m (6'7") x 2.01m (6'7")</i>	Fully tiled with wc, whb with vanity unit, bath with shower attachment, Velux window, heated towel rail, recessed lights.