

FEATURES:

- Excellent Location Beside Castleknock Village
- Minute`s Walk To Castleknock Train Station
- Private Off Street Parking
- UPVC Double Glazed Windows
- Gas Fired Central Heating
- Large Low Maintenance Rear Garden



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

ANDREW RAFTER ASSOC. S.C.S.I 086 8199398 arafter@flynnassociates.ie
JOHN O'MEARA M.I.P.A.V. (CV). TRV 087 7185948 jomeara@flynnassociates.ie
Flynn & Associates 8211311

PRICE REGION €330,000

FOR SALE BY PRIVATE TREATY

**151 PARK DRIVE AVENUE
CASTLEKNOCK
DUBLIN 15
D15 NV62**



Floor Area c. 58 sqm / 624 sqft

Flynn & Associates are delighted to welcome number 151 Park Drive Avenue, Castleknock to the open market. Ideally situated in the most desirable location of Park Drive, a quiet established development adjacent to Castleknock village. This beautiful mid terrace property has so much potential for the astute purchaser. The property is in excellent condition and briefly comprises of entrance porch, spacious living room with feature fireplace, bright modern kitchen opening onto the back garden, two double bedrooms and a large bathroom. Outside there is a driveway to the front providing off street parking and the large low maintenance garden to the rear. Park Drive is within walking distance to Castleknock village, Castleknock Train Station and has easy access to all amenities such as shops, schools, pubs and restaurants. Also within easy reach of the M50 & N3, Blanchardstown shopping centre, the Phoenix Park, Dublin Airport and the City Centre. Viewing is highly recommended and is by appointment only.



ACCOMMODATION

Entrance Hall

1.18m (3'10") x 0.97m (3'2") Tiled floor.

Lounge

4.38m (14'4") x 3.7m (12'2") Solid fuel fire with wooden surround, tv point, tiled floor.

Kitchen

2.7m (8'10") x 3.67m (12'0") Range of fitted press units, plumbed for washing machine, tiled floor & splashback, access to rear garden.

Bedroom 1

2.76m (9'1") x 3.67m (12'0") Built in wardrobes, laminate wood floor.

Bedroom 2

2.74m (9'0") x 3.71m (12'2") Laminate wood floor, built in wardrobes.

Bathroom

2.75m (9'0") x 1.56m (5'1") Comprising wc, whb & bath with shower attachment, skylight, tiled floor & part tiled walls.