

FEATURES:

- South East Facing Rear Garden
- Converted Attic
- Block Built Shed With Power
- Oil Fired Central Heating

**AMENITIES:**

Only minutes walk to bus stops, shops, 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

SEAN TOBIN M.I.A.V.I. 087 3966674 stobin@flynnassociates.ie

Flynn & Associates 8211311

PRICE REGION €285,000

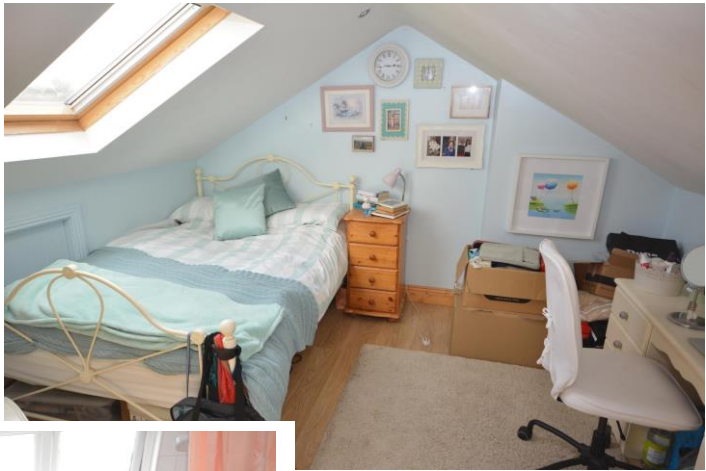
FOR SALE BY PRIVATE TREATY

**185 BRIARWOOD AVENUE
CLONSILLA
DUBLIN 15
D15 K7VH**



Floor Area c.103 sq.m/ 1108 sq.ft (excluding attic conversion).

Flynn & Associates are delighted to present number 185 Briarwood Avenue, Clonsilla to the open market. This three bedroom semi detached property with converted attic is presented and maintained to an excellent standard. The accommodation in brief comprises of entrance hallway, large living room with feature fireplace, fully fitted kitchen / dining room, three bedrooms with built in wardrobes, fully tiled bathroom with electric shower and large attic conversion. The property benefits from being situated close to local shops, schools and transport links. The Blanchardstown Shopping centre is within walking distance to the property and aside from shopping there are recreational facilities, restaurants, public library and many more amenities. Viewing is highly recommended and by appointment only.



ACCOMMODATION

Entrance Porch
0.54m (1'9") x 1.66m (5'5") Sliding door, tiled floor.

Entrance Hallway
1.8m (5'11") x 3.24m (10'8") Solid maple wood floor.

Lounge
3.36m (11'0") x 4.81m (15'9") Solid fuel fire with marble surround, tv point, coving, solid maple wood floor, fitted glass shelves.

Kitchen / Dining Room
5.27m (17'3") x 3.88m (12'9") Excellent range of fitted press units, tv point, coving, tiled floor & splashback.

Bedroom 1
3.23m (10'7") x 3.04m (10'0") Built in wardrobes, laminate wood floor.

Bedroom 2
3.12m (10'3") x 3.75m (12'4") Laminate wood floor, tv point, built in wardrobes.

Bedroom 3
2.68m (8'10") x 2.1m (6'11") Laminate wood floor, built in wardrobes.

Bathroom
1.96m (6'5") x 1.98m (6'6") Fully tiled with wc, whb & bath with electric shower, heated towel rail.

Converted Attic
5.27m (17'3") x 3.44m (11'3") Laminate wood floor, 2 Velux windows, eaves storage, recessed lights.