

FOR SALE

BY PRIVATE TREATY

4 Glenlyon Grove
Knocklyon
Dublin 16



4 Bedroom Semi-Detached
c.118sq.m / 1,275sq.ft



Price: €450,000

raycooke.ie

PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this magnificent four bedroom semi-detached family home to the market ideally positioned with the mature residential development of Glenlyon, Knocklyon.

Located at the foothill of the Dublin Mountains the location is second to none. Within walking distance you will find a variety of local shops, shopping centres, sports & recreational facilities and both primary & secondary schools – Glenlyon is in the catchment area for the esteemed St Colmcille's Junior and Senior National Schools. On a transport note you will find direct bus routes to Dublin's City Centre to the front of the development and the M50 Motorway is within merely a stone's throw.

Internal living accommodation of c. 1,275 sq ft comprises of entrance hallway with guest wc, lounge, separate dining room, kitchen/breakfast room, four bedrooms, main family bathroom and master bedroom ensuite. No. 4 has been lovingly cared for by its current owner and has more than served its purpose as a loyal family home from day one. Its new owner will have the opportunity to apply their own stamp and lay down roots in one of Dublin 16's most sought after and family oriented locations.

An opportunity not to be missed; Call Ray Cooke Auctioneers today for further information or to arrange viewing!!

FEATURES

- c. 118sq.m / 1,275sq.ft
- BER D2
- 4Bed/3Bath
- Well maintained throughout
- Gas fired central heating
- Double glazed windows
- Front storm porch
- Large lounge with bright bay window
- Lengthy kitchen/breakfast room & understairs storage
- Four generous bedrooms
- Upgraded master bedroom ensuite & ample wardrobes
- Generous rear garden with Barna Shed
- Pebble dashed exterior & off-street parking
- Peaceful cul-de-sac position
- Mature & highly sought after residential development
- Bus routes to City Centre on doorstep
- Catchment area for St. Colmcilles National Schools
- Ideal for first time buyers or clients trading up
- Viewing highly advised!!



ACCOMMODATION

HALLWAY

Peaceful cul-de-sac. Concrete driveway with side lawn garden. Gated driveway entrance.

HALLWAY

5.2m x 1.7m

Entered though front storm porch. Tiled floor. Carpet to stairs and landing. Access to guest WC, lounge and kitchen/breakfast room.

LOUNGE

5.1m x 3.8m

Timber flooring, bright bay window. Feature mahogany fireplace with open fire. Double doors.

DINING ROOM

3.9m x 3m

Laminate floor. Sliding door to rear. Access to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

6.3m x 2.6m

Fitted L-shaped kitchen. Tiled floor and splashback. Store room.

BEDROOM 1

2.6m x 2.5m

Single bedroom to the front of the property with timber floor and built in wardrobes.

BEDROOM 2

4.7m x 3m

Master bedroom to front of property with timber floor and built in wardrobes. Overhead storage, bay window and access to ensuite.

BATHROOM

2m x 1.7m

Fitted with WC, WHB and bath with Triton shower. Carpet to floor and tiled wet areas.

BEDROOM 3

2.7m x 2.5m

Twin room to rear, timber floor, built in wardrobes and vanity desk.

BEDROOM 4

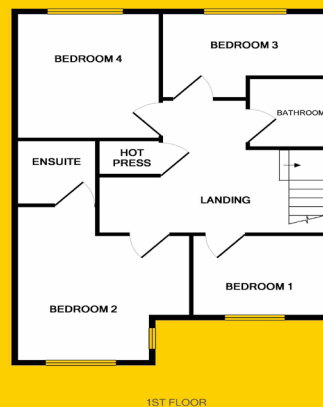
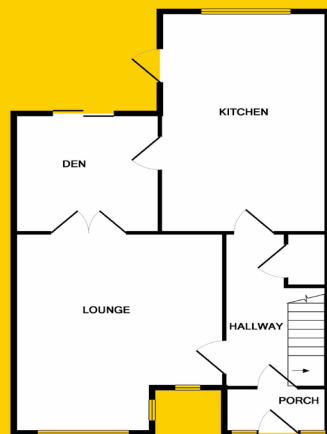
Double bedroom to rear. Timber floor, built in wardrobes and overhead storage.

REAR

Fully walled. Paved & lawn areas. Barna shed.



FLOOR PLAN



DIRECTIONS

If travelling on M50 Southbound take exit 12 for Firhouse/Knocklyon. At the top of slip road stay right and at the traffic light junction turn right. Pass Knocklyon United FC on the right hand side and at the next traffic light junction turn right onto Ballycullen Road. Take the first right turn onto Glenlyon Park and turn right again onto Glenlyon Grove. No. 4 can be found on the left hand side.

LOCATION



VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

NEGOTIATOR

Ross McHugh and he can be contacted on **01 4030720 or 087 136 8084.**

Alternatively you can send an email to **ross@raycooke.ie** and we will contact you.

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
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