

**FEATURES:**

- Three Bedroom Dual Aspect Duplex
- West Facing Balcony
- Recently Refurbished
- 5 Minute Walk To Coolmine Train Station
- Designated Parking
- Gas Fired Central Heating



**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](mailto:arafter@flynnassociates.ie)**  
**KIERAN MCCOMISKEY 087 7185948 [kmccomiskey@flynnassociates.ie](mailto:kmccomiskey@flynnassociates.ie)**  
**Flynn & Associates 8211311**

**PRICE REGION €275,000**

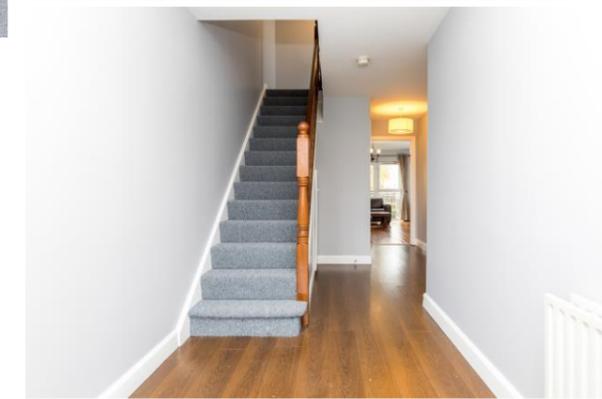
*FOR SALE BY PRIVATE TREATY*

**8 WINDMILL SQUARE  
CLONSILLA  
DUBLIN 15  
D15 XN56**



Floor Area c. 57 sqm / 614 sqft

Flynn Estate Agents are delighted to introduce number 8 Windmill Square, Clonsilla to the market. This dual aspect duplex is presented in excellent condition throughout, having recently been refurbished to a high standard. This bright and spacious property is sure to please a wide array of motivated purchasers. Accommodation consists of entrance hallway, guest wc, kitchen with Electrolux appliances, living room with solid wood flooring, marble fireplace with gas inset and access to a west facing balcony overlooking the beautifully landscaped communal gardens. Upstairs has newly fitted carpets and consists of master bedroom with ensuite, two additional bedrooms, all of which have fitted wardrobes and the main bathroom. Storage space is plentiful with a specific storage room and attic available. Windmill Square is set in an idyllic location and within a 5 minute walk of Coolmine Train Station and Royal Canal Way. Other nearby amenities consist of Giraffe Childcare, St.Mochta's National School and Blanchardstown Shopping Centre to name but a few. Viewing is highly recommended and by appointment only.



## ACCOMMODATION

### Entrance Hallway

**6.98m (22'11") x 2.71m (8'11")**

Guest wc, laminate wood floor, understairs storage.

### Lounge

**4.68m (15'4") x 4.78m (15'8")**

Solid wood floor, marble fireplace with gas inset, access to west facing balcony, tv point.

### Kitchen

**6.98m (22'11") x 2.71m (8'11")**

Range of fitted press units, plumbed for dishwasher & washing machine, tiled floor & splashback.

### Bedroom 1

**4.71m (15'5") x 3.71m (12'2")**

Laminate wood floor, built in wardrobes.

### Ensuite

**3.11m (10'2") x 1.54m (5'1")**

Fully tiled with wc, whb & electric shower

### Bedroom 2

**3.76m (12'4") x 2.78m (9'1")**

Built in wardrobes, newly fitted carpet.

### Bedroom 3

**3.62m (11'11") x 1.92m (6'4")**

Built in wardrobes, newly fitted carpet.

### Bathroom

**2.42m (7'11") x 2.39m (7'10")**

Fully tiled with wc, whb & bath with shower attachment.