

Breslin

FOR SALE

**2 KNOCKSINNA CRESCENT
FOXROCK
DUBLIN D18C5K0**



No. 2 Knocksinna Crescent is a generously proportioned detached residence on a quiet mature road, with a bright aspect and a large open green adjacent. Offering spacious accommodation of c. 139 sq.m. with an additional c.15 sq.m. / 160 sq. ft in the garage. Well-presented throughout, the kitchen was replaced in c. 2013, together with new wardrobes in two bedrooms. Windows are double-glazed throughout. Gas-fired central heating. A range of junior and senior schools in the immediate vicinity – Loreto Foxrock, Hollypark National School, Oatlands, Blackrock, Sion Hill, St. Andrews. All amenities to hand including QBC at White's Cross, LUAS at Central Park. Leisure facilities, shopping and all amenities. €790,000 quoted price.

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ACCOMMODATION

ENTRANCE HALL

2.78M X 1.95M

With cloakroom and Guest WC.

LOUNGE: 4.26M X 7.59M

Bright room with large west-facing window. Fireplace.



DINING AREA

3.12M X 3.57M

With wooden flooring. Open-plan to kitchen.

KITCHEN

6.43M X 3.56M

With modern floor and wall units. Feature marble work-tops. Wooden flooring. Integrated Neff ovens. Integrated dishwasher. Integrated 6' fridge & freezer.

BEDROOM 1

4.10M X 3.57M

With built-in wardrobes & vanity unit. Sliding doors onto sun terrace.



ENSUITE

3.98m x 1.2m Tiled floor and walls. Double-sized shower tray with Aqualisa Thermostatic shower



BEDROOM 2

4.00m x 3.00m. With modern double wardrobes and wooden flooring.



BEDROOM 3

3.94M X 1.82M. Double room.



BEDROOM 4

2.88M X 2.79M.

BATHROOM: C.3.94M X 1.82M

Tiled walls & floor. WC, WHB & Bath with Triton T90xr instant shower.

**CENTRAL HEATING:**

Gas-fired central heating on radiators. Dual immersion in hot-press. Potterton supreme boiler in external store.

GARAGE - 5.4M X 2.8M**GARDENS:**

Front: Garden in lawn & shrubbery, driveway area.

Side: c. 10.0m x 2.75m in tarmac.

Rear: Private rear garden c. 14m x 14m with south-easterly aspect. Laid out in lawn with patio area and store.

REAR GARDEN**SERVICES:**

All services are connected to the property.

FLOOR AREA:

c. 139.00 sq.m. / 1495 sq. Ft. plus 15.00 sqm. / 160 sq. ft. garage.

TITLE: Freehold.

WINDOWS: uPVC double-glazed throughout. Varying age

BER ENERGY RATING: D1

BER No. 111219663

PRICE: €790,000

VIEWING Strictly by Appointment only with the Sole Agent.

FEATURES:

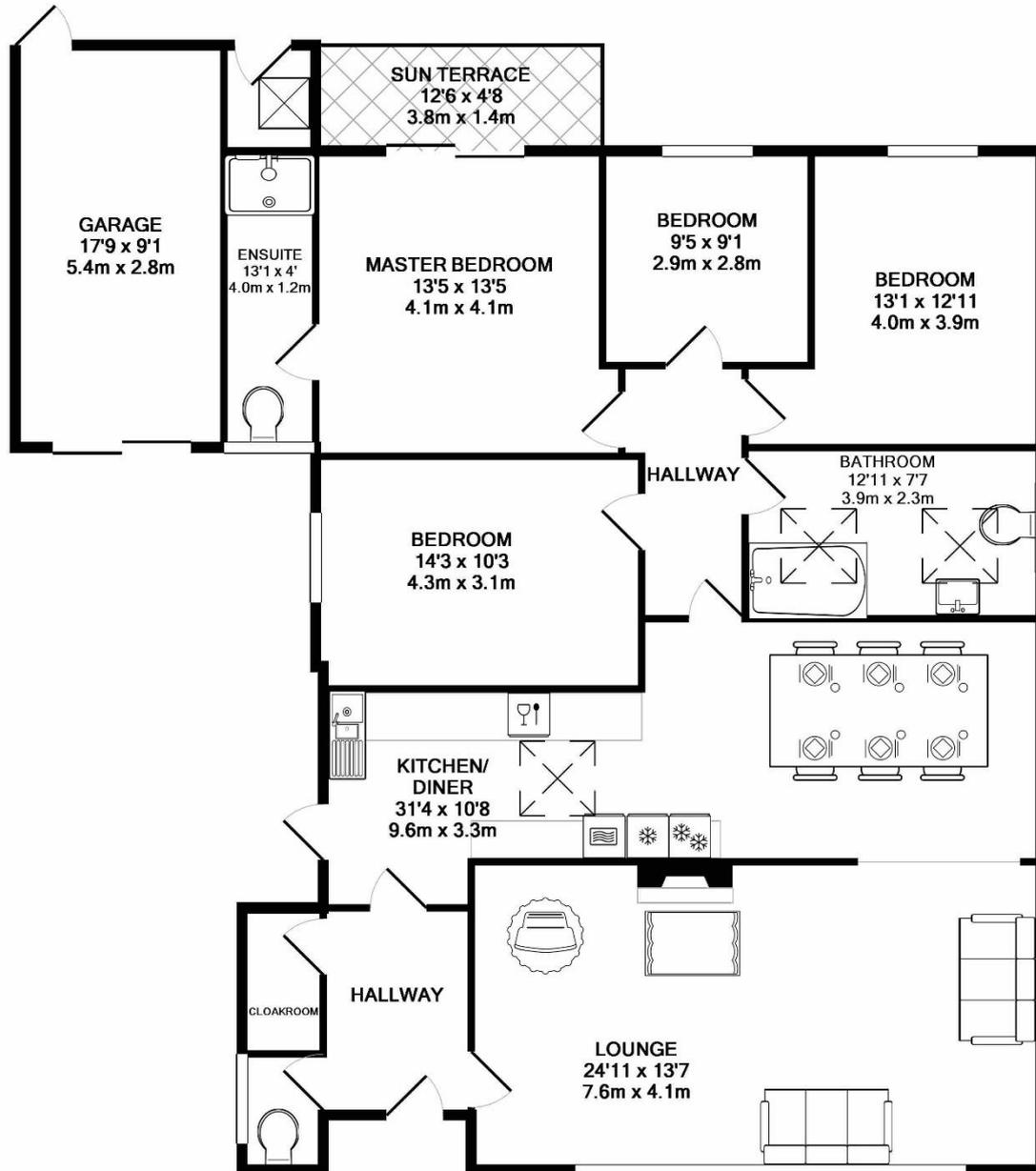
- Well-proportioned family residence.
- Potential to convert the garage and extend, subject to any planning permissions and compliance certifications.
- Schools nearby including Loreto Foxrock, Hollypark Boys & Girls National Schools, Oatlands College, Blackrock College, St. Andrews, Guardian Angels.

DIRECTIONS: At White's Cross on N11, turn onto Newtownpark Avenue. Take first turn on right into Granville Road. Continue along and take first turn left on Knocksinna Crescent. No. 2 is the second house on right side.



The above particulars are issued on the understanding that any negotiations respecting the above property will be conducted through this firm. While every care has been taken with their preparation we do not hold ourselves responsible for any inaccuracy herein and nothing contained in the particulars will constitute a contract.

FLOOR PLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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