

**FEATURES:**

- South West Facing Rear Garden
- Gated Driveway
- Turn Key Condition
- Quiet Cul De Sac Location
- Large Barna Shed With Power

**AMENITIES:**

Only minutes walk to 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**

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**PRICE REGION €275,000**

*FOR SALE BY PRIVATE TREATY*

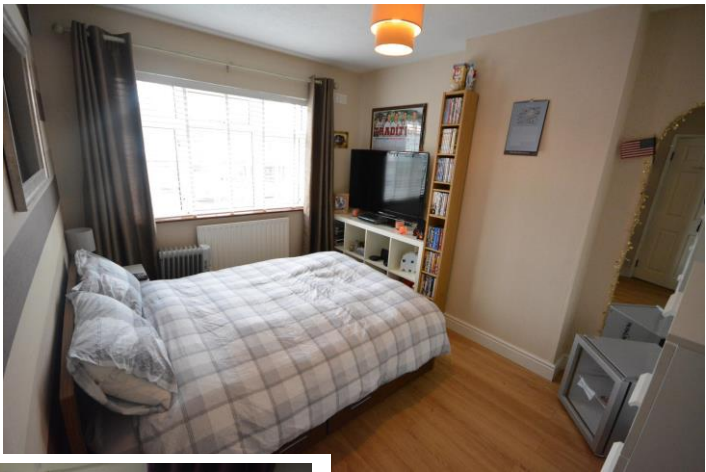
**14 THE COURT  
MULHUDDART  
DUBLIN 15  
D15 PVH0**





Floor area c. 85 sq.m / 915 sq.ft

Flynn & Associates are delighted to welcome number 14 The Court to the market. This attractive newly refurbished 3 bedroom semi detached family home is presented in turn key good condition throughout and enjoys the advantage of a wonderful landscaped south west facing rear garden. The property comprises hallway, lounge / dining area, kitchen, 2 double bedrooms, 1 single bedroom and the main bathroom. Features include a solid fuel stove burner, duel central heating system and large barna shed with electricity to the rear of the garden. The Court is located within walking distance of schools, shops, bus and train routes, the Blanchardstown Centre, gyms and restaurants. Also within easy reach of the M50 motorway and Dublin airport. Viewing is highly recommended and by appointment only.



**ACCOMMODATION**

**Entrance Hallway**  
**4.33m (14'2") x 1.24m (4'1")**

Semi solid wood floor, radiator cover, coving.

**Lounge / Dining Room**  
**7.91m (25'11") x 3.41m (11'2")**

Solid fuel stove with marble surround, semi solid wood floor, radiator cover, coving, sliding doors to rear garden.

**Kitchen**  
**3.83m (12'7") x 2.61m (8'7")**

Excellent range of fitted press units, plumbed for washing machine, radiator cover, tiled floor, access to rear garden.

**Bedroom 1**  
**3.85m (12'8") x 3.32m (10'11")**

Semi solid wood floor, built in wardrobes, radiator cover.

**Bedroom 2**  
**3.58m (11'9") x 3.45m (11'4")**

Built in wardrobes, semi solid wood floor.

**Bedroom 3**  
**2.45m (8'0") x 2.41m (7'11")**

Built in wardrobes, semi solid wood floor.

**Bathroom**  
**2.24m (7'4") x 1.87m (6'2")**

Fully tiled with wc, whb & bath with electric shower, recessed lighting.