

**FEATURES:**

- Quiet Cul De Sac Location
- Turn Key Condition
- Beautiful Extended Kitchen
- 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**

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**PRICE REGION Price €325,000**



*FOR SALE BY PRIVATE TREATY*

**20 MOUNT SYMON PARK  
CLONSILLA  
DUBLIN 15  
D15 V0H4**





Floor Area c. 112 sq.m / 1205 sq.ft

Flynn Estate Agents take great pleasure in presenting to the market this superb 3 bedroom semi-detached property located within the settled and extremely popular residential development of Mount Symon. Maintained to the highest of standards by its current owners, number 20 comes to the market offering extremely spacious living accommodation throughout. Featuring a beautifully landscaped rear garden with patio area catching sun throughout the day. Set in an ideal location close to Clonsilla village, the Blanchardstown Shopping Centre, the M50 motorway, Clonsilla train station and much more. This wonderful property offers well appointed accommodation comprising of entrance hall, utility room, guest w.c, large lounge, open plan kitchen, 3 bedrooms (master-en-suite) and main bathroom. Viewing is highly recommended and by appointment only.



ACCOMMODATION

**Entrance Hallway**  
**6.55m (21'6") x 1.71m (5'7")** Guest wc, radiator cover, coving, tiled floor.

**Lounge**  
**6.1m (20'0") x 3.8m (12'6")** Laminate wood floor, gas fire with marble hearth & wooden surround, coving.

**Kitchen**  
**5.42m (17'9") x 4.81m (15'9")** Excellent range of fitted press units, plumbed for dishwasher, recessed lighting, laminate wood floor, double doors to rear garden.

**Utility**  
**1.59m (5'3") x 1.18m (3'10")** Plumbed for washing machine & tumble dryer, laminate wood floor.

**Bedroom 1**  
**4.2m (13'9") x 3.24m (10'8")** Built in wardrobes, carpet flooring.

**Ensuite** Comprising wc, whb & shower, tiled floor.

**Bedroom 2**  
**4.15m (13'7") x 3.01m (9'11")** Built in wardrobes, carpet flooring.

**Bedroom 3**  
**3.01m (9'11") x 2.38m (7'10")** Carpet flooring, radiator cover.

**Bathroom**  
**2.3m (7'7") x 1.75m (5'9")** Comprising wc, whb & bath with shower attachment.