

FOR SALE

BY PRIVATE TREATY

12 Ashton Avenue,
Knocklyon
Dublin 16



3 Bed Semi Detached
c.101.1sq.m. /1,088sq.ft



Price: €465,000

raycooke.ie

PSRA LICENCE NO. 002307

DESCRIPTION

Ray Cooke Auctioneers are delighted to present 12 Ashton Avenue, Knocklyon to the market. This fine three bedroom semi-detached property (two double bedrooms, one single) is located in the highly sought after Knocklyon area and has a wealth of amenities nearby such as Crèche & Montessori facilities, primary and secondary schools and Knocklyon Shopping Centre. The No. 15 bus service is directly across the road and M50 Motorway is minutes' drive away. The house has been fitted with many modern features such as double glazed windows, bespoke kitchen and brand new oil fired condenser boiler. The property boasts a sunny south facing rear garden with large lawn and patio area. It also has the benefit of off street parking to the front and front garden.

Accommodation consists of hallway, large living room with dining area and French doors access to the rear garden and bespoke kitchen with breakfast bar. Upstairs consists of three bedrooms, (two double and one single) and bathroom with electric power shower. This property will appeal to most so early viewing is essential.

FEATURES

- Front garden and large south facing rear garden with Barna shed.
- Brand new oil fired condenser boiler
- Fully alarmed
- Off street parking
- Side passage access to rear of the property
- Cul de sac location
- Walking distance to a host of amenities and public transport routes
- C. 1088 sqft in size



ACCOMMODATION

HALLWAY

12'1" x 5'9" (3.7m x 1.8m)

UPVC front door, carpeted floor.

LIVINGROOM/DINING AREA

27'3" x 13'6" (8.33m x 4.16m)

Large living room area with feature fire place, carpeted floors and access to the rear through French doors.

KITCHEN

12'1" x 8'2" (3.7m x 2.5m)

Tiled flooring, fully fitted bespoke kitchen with electric oven & hob and breakfast bar.

MASTER BEDROOM

13'4" x 10'9" (4.1m x 3.34m)

Double room with quality and fitted wardrobe. Double glazed window.

BEDROOM 2

10'7" x 7'8" (3.27m x 2.38m)

Double room with quality and fitted wardrobe. Double glazed window.

BEDROOM 3

8'9" x 7'8" (2.74m x 2.38m)

Single room with quality carpet and fitted wardrobe. Double glazed window.

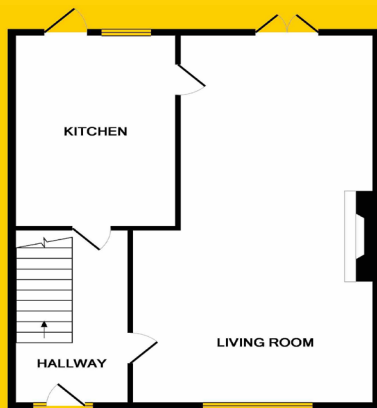
BATHROOM

10'7" x 10'3" (3.2m x 3.14m)

W.C., electric power shower wash hand basin and tiled walls.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

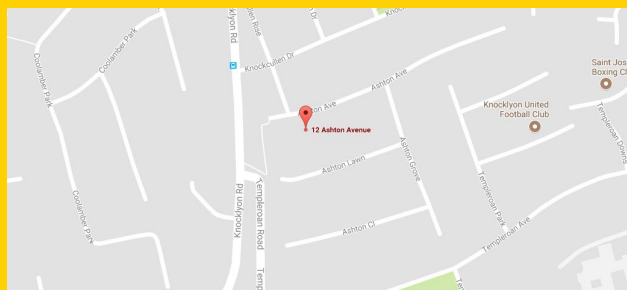
DIRECTIONS

From the M50, Take Exit 11 (Templeogue/Terenure exit). Continue down to the first roundabout and take the third exit. Continue down that road until you get to the T junction which brings you on to the R114 road. Take a left at that T junction and continue down to the first right (Knocklyon Rd). Take the fourth left turn followed by a right turn and the property is located at the top of that road.

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.

LOCATION



NEGOTIATOR

Ray Cooke and he can be contacted on **01 44599 288 or 087 969 3789.**

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

MORTGAGES

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Ray Cooke
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