

5 WOODSTOWN MEADOW
KNOCKLYON | DUBLIN 16 | D16 W282



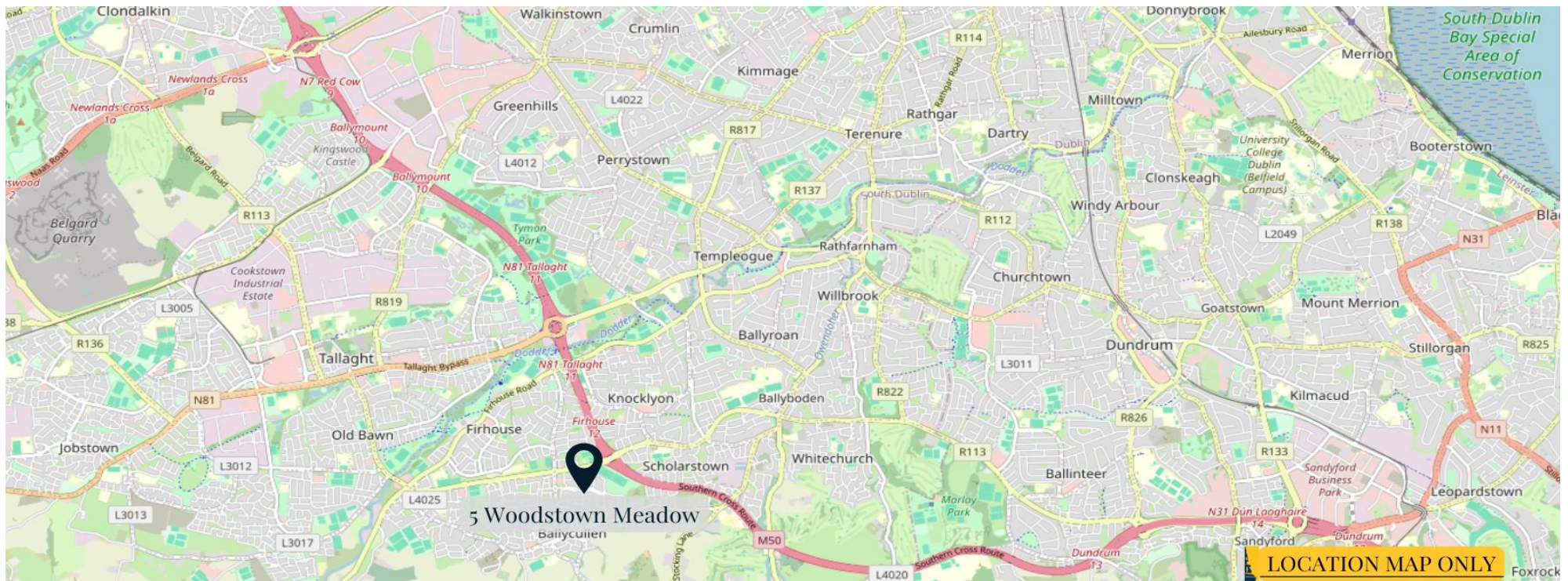
LOCATION

Woodstown Village is a highly regarded residential development in Knocklyon, Dublin 16, offering a peaceful family-friendly setting, while remaining within easy reach of Dublin city and the surrounding suburbs. The development is well established and is located close to local schools, shops, parks, and a range of recreational amenities.

The property is particularly well positioned for families, with St. Colmcille's primary and secondary schools and other well-regarded schools in the surrounding area. Local shopping is conveniently available at Woodstown Shopping Centre and Knocklyon Shopping Centre, while larger retail destinations including Dundrum, Rathfarnham and Nutgrove are also within easy reach.

There are excellent opportunities for outdoor recreation nearby, including St. Enda's Park, Marlay Park, Tymon Park, and the Dublin Mountains, providing numerous options for walking, running and family activities.

The location is particularly convenient for commuters, with easy access to the M50 motorway, providing connectivity to Dublin Airport and the national road network. There are also regular bus services serving the area, with Dublin city centre and surrounding suburbs readily accessible.



DESCRIPTION

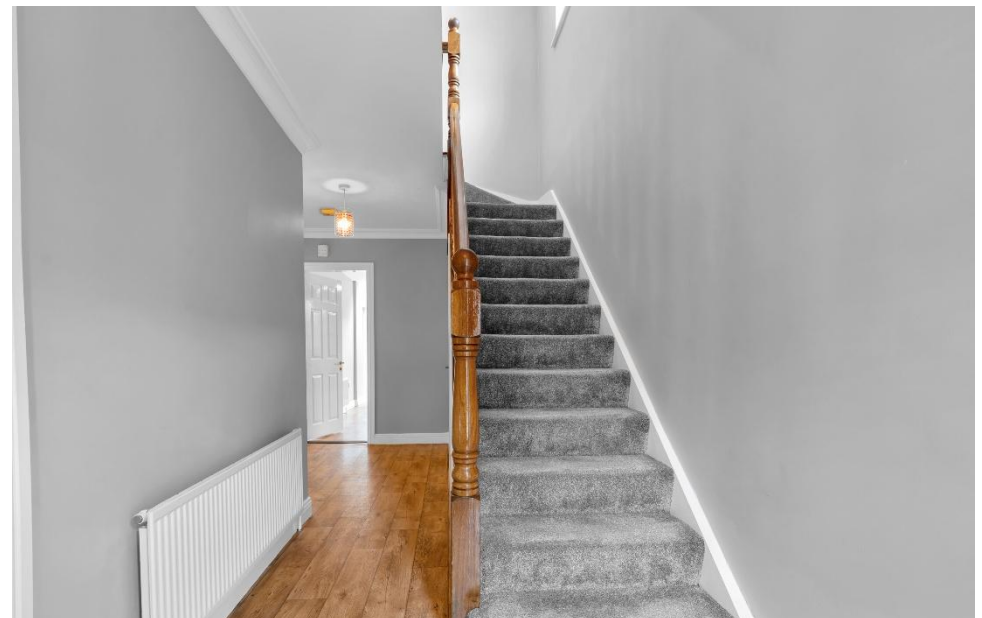
J P & M Doyle are delighted to present No. 5 Woodstown Meadow to the market, an attractive four-bedroom semi-detached family home extending to c.116.5 sqm / 1,254 Sq.ft and built in c.1997. The Property is ideally positioned within this highly sought-after residential development in Knocklyon, Dublin 16.

This well-proportioned property offers excellent potential for modern family living, with bright and spacious accommodation extending throughout. The property comprises a welcoming entrance hall, Guest Lavatory, generous sitting room with bay window & double doors to, Dining room with sliding patio door to the garden, kitchen/breakfast area, upstairs Landing with hot-press storage, four well-proportioned bedrooms, one with ensuite and family bathroom, providing ample space for a growing family.

One of the standout features of this home is its private rear garden, offering an excellent outdoor space for relaxing, entertaining, and family life. The property also benefits from a front garden and off-street parking for two cars.

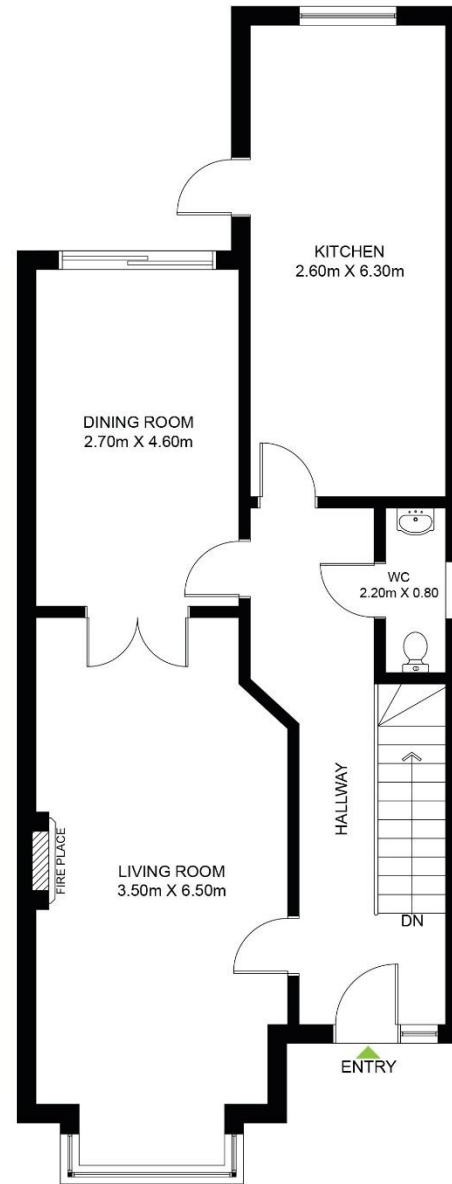
SERVICES

- Mains water & Sewage
- Alarm
- Electricity
- Fibre Broadband Available
- Gas Fired Central Heating

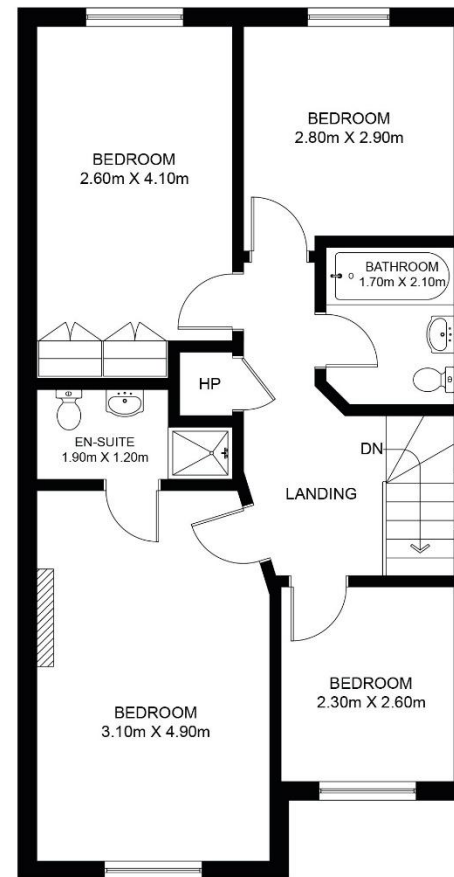


ACCOMMODATION

Entrance Hallway:	3.52m x 1.8m & 1.77m x 2.3m	Features vinyl flooring, Ceiling coving, Alarm control keypad.
Guest Lavatory:	2.2m x 0.08m	Features W.H.B , W.C & vinyl flooring.
Living room:	5.45m x 3.53m	Features wooden flooring, gas fireplace, with timber surround, ceiling coving, ceiling rose & double doors
Dining room:	4.64m x 2.66m	Features wooden flooring , Sliding patio door to the garden.
Kitchen / breakfast room:	6.29m x 2.60m	Features floor and wall storage unit, stainless steel sink, electric oven, hob, dishwasher, washing machine, velux window & access door to the garden.
Upstairs, Landing:	4.17m x 2.89m	Features carpet flooring.
Hot-press storage:	0.72m x 0.96m	
Bedroom 1. "Master suite":	4.85m x 3.12m	Features fitted wardrobes.
Ensuite:	2.60m x 1.23m	Features vanity sink unit, W.C & shower, electric heated towel rail, tiled flooring & shower area.
Bedroom 2:	2.26m x 2.73m	Features Wooden flooring & fitted wardrobe.
Bedroom 3:	3.52m x 2.61m	Features wooden flooring, fitted wardrobe & T.V point.
Bathroom 2:	1.00m x 1.69m	Features vanity sink unit, w.c, bath/shower, chrome heated towel rail, tiled flooring & bath.
Bedroom 4:	2.80m x 2.20m	Features wooden flooring & fitted wardrobe.



GROUND FLOOR



FIRST FLOOR











FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€625,000

BER:

C (102469541)

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