

FEATURES:

- Recently Refurbished
- Newly Fitted Kitchen
- Updated Radiators
- Newly Fitted Bathroom
- Double Glazed Windows
- 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

ANDREW RAFTER ASSOC. S.C.S.I 086 8199398 arafter@flynnassociates.ie

CORMAC MCCARTHY 086 6488524 cmccarthy@flynnassociates.ie

Flynn Estate Agents 01 8211311

PRICE REGION €400,000

FOR SALE BY PRIVATE TREATY

**14 PARK DRIVE GROVE
CASTLEKNOCK
DUBLIN 15
D15 VX71**



Floor Area c 83 sq.m / 893 sq.ft

Flynn Estate Agents are delighted to offer number 14 Park Drive Grove, Castleknock to the market. This wonderful three bedroom mid terrace property has recently undergone a full refurbishment and is in walk-in condition. Ideally situated at the front of the quiet leafy cul-de-sac of Park Drive, this bright airy home is in excellent condition throughout and boasts many attractive features such as double glazed windows, private sunny rear garden and newly laid flooring to name just a few. The accommodation comprises of entrance hall, lounge with double doors to beautiful open plan kitchen / dining with access to sunny rear garden, three bedrooms and main family bathroom. The spacious rear garden is laid out in lawn with mature hedging and barna shed with a concrete driveway to the front. Also benefitting from quiet surroundings and a location that is always in high demand. Park Drive is conveniently located just off the prestigious Castlenock Road. Within walking distance of many amenities such as schools, shops, bus and train routes, the Phoenix Park and many more. Viewing is highly recommended and is by appointment only.



ACCOMMODATION

Entrance Hallway <i>3.01m (9'11") x 1.7m (5'7")</i>	Laminate wood floor.
Lounge <i>4.3m (14'1") x 3.2m (10'6")</i>	Laminate wood floor, tv point, double doors to kitchen / dining.
Kitchen / Dining <i>4.6m (15'1") x 5.01m (16'5")</i>	Excellent range of fitted press units, plumbed for dishwasher & washing machine, recessed lights, French doors to rear garden, tiled floor & splashback.
Bedroom 1 <i>3.7m (12'2") x 3.2m (10'6")</i>	Built in wardrobes, carpet flooring.
Bedroom 2 <i>3.4m (11'2") x 3.2m (10'6")</i>	Built in wardrobes, carpet flooring.
Bedroom 3 <i>2.8m (9'2") x 2.1m (6'11")</i>	Built in wardrobes, carpet flooring.
Bathroom <i>2.3m (7'7") x 1.7m (5'7")</i>	Fully tiled with wc, whb with vanity unit, bath with electric shower.