

**Elliott &
FitzGerald**

FOR SALE

01-6614403



Sadleirs Field, Castleknock Road, Dublin 15.

FEATURES

- Spacious 4 bed detached family home.
- Ideally located in the heart of Castleknock Village.
- Generous garden with potential for development (SPP)
- Gas Fired Central Heating.
- Double Glazed Windows.
- Extending to approximately 131 sq.m. (1,413 sq.ft.).



A very attractive light filled four- bedroom family home, ideally situated and occupying a generous site with potential for development (SPP)

This residence has well proportioned rooms providing spacious and comfortable living accommodation and extends to approximately 131 sq.m. (1,413 sq.ft)

Sadleirs Field is a very attractive, detached, 4 bedroom light-filled family residence, occupying a generous site area of approximately 0.21 acres, with pleasant mature gardens and approached by a tarmacadam driveway.

This residence occupies a convenient, unrivalled location in the heart of Castleknock Village, with many nearby schools including Saint Brigid's National School, Castleknock National School and Castleknock Educate Together at Primary School level with Castleknock College and Mount Sackville a short distance away for Secondary School Students.

Located within walking distance of many amenities including shops, bars and restaurants at Castleknock Village Centre and Ashleigh Retail Centre, together with access to The Phoenix Park, 1 km away.

The Blanchardstown Shopping Centre, M50 and M3 Motorways and Dublin Airport are all within easy reach. Excellent transport links include the 37 and 38 bus, with Castleknock Train Station nearby for ease of access to and from Dublin City Centre.



ACCOMMODATION

Entrance Hall

Kitchen 3.18m x 3.07m (10'5" x 10'1")

Living Room 5.65m x 4.00m (18'5" x 13'1")

Dining Room 4.30m x 3.45m (14'1" x 11'4")

Bedroom 1 3.53m x 3.26m (11'8" x 10'8")

Bedroom 2 3.56m x 2.38m (11'8" x 7'10")

Bedroom 3 4.29m x 3.56m (14'1" x 11'8")

Bedroom 4 3.24m x 2.63m (10'8" x 8'8")

Bathroom

Hot Press

Storage Closet

with under stairs storage, toilet – whb & wc
with fitted wall and floor presses, hatch to dining room,
and door to rear garden.
with brick surrounded fireplace.
with hatch to kitchen.

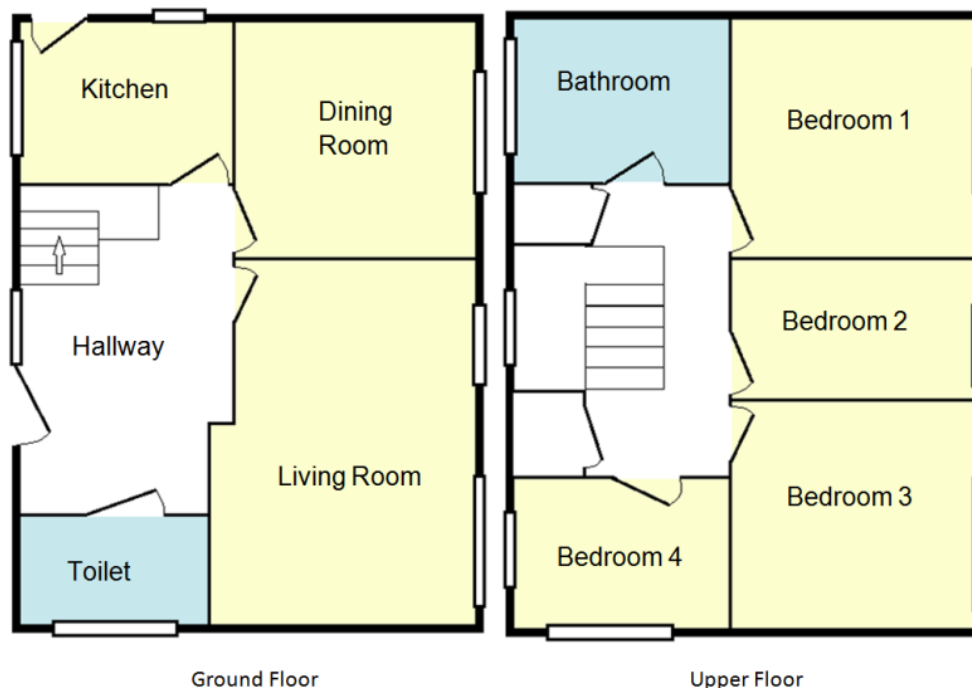
with fitted work desk and drawers.
Master bedroom with sink and shower unit, fitted
wardrobe.
dual aspect, with wardrobe.
tiled, with shower over bath, whb & wc.
with copper cylinder and dual immersion heater.

Outside

Garden Shed with gas boiler.
Garage with up and over door and florescent lighting.



FLOOR PLAN (FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE)



LOCATION MAP (FOR IDENTIFICATION PURPOSES ONLY)



VIEWING: Strictly by Appointment through Selling Agent

TITLE: Freehold

PRICE: On application

BER DETAILS: BER E1
BER No. 102985421
Energy Performance Indicator:
310.88 kWh/m²/yr

Elliott & FitzGerald

01-6614403

PSRA License No.: 003298

REF: 4477J

AGENT: John D. Elliott

EMAIL: johnd@elfitz.ie

These particulars are for guidance only and do not form any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this practice. We do not guarantee the accuracy of any description, dimensions references to condition, necessary permissions for use and other details contained herein and any prospective purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them.