

**FEATURES:**

- Newly Fitted Gas Central Heating System
- Excellent Location Close To Castleknock Village & The Phoenix Park
- Exceptional Rear Garden With Large Patio & Entertainment Area
- Private Large Front Driveway With Excellent Parking
- Beautiful Newly Fitted Kitchen
- Fully Alarmed
- Double Glazed Windows



**AMENITIES:**

Only minutes walk to Castleknock Village, bus stops, shops, family medical centre, playground, crèches, primary and secondary schools, and the 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 €1,275,000**

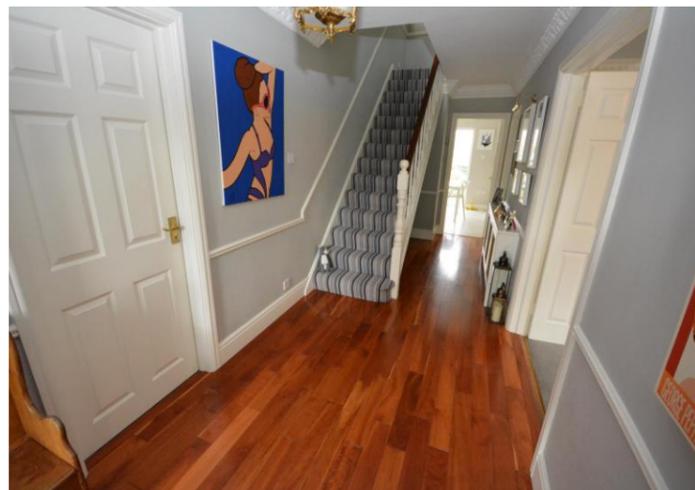
*FOR SALE BY PRIVATE TREATY*

**78 GEORGIAN VILLAGE  
CASTLEKNOCK  
DUBLIN 15  
D15 C9DH**



Floor Area c. 204 sqm / 2200 sqft

Flynn & Associates are delighted to introduce 78 Georgian Village, Castleknock to the market. A wonderful spacious 5 bedroom detached home presented in pristine condition throughout. Complete with large private gardens, number 78 is located on an end site and offers the intending purchaser stunning surroundings and stylish interior finishes. Recently decorated with a newly fitted kitchen and extended living space this beautiful home must be viewed to appreciate fully. The Georgian Village is one of Castleknock`s most desirable locations situated between the Phoenix Park gates and Castleknock Village. The area is ideal for family convenience being within walking distance to schools, shops, bus routes, Phoenix Park, Farmleigh House and much more. Within easy access of Dublin City Centre, M50 motorway and much more. Viewing is highly recommended and by appointment only.



## ACCOMMODATION

### Entrance Hallway

**6.4m (21'0") x 2.2m (7'3")**

Solid walnut wood floor, double doors to lounge.

### Guest wc

**2.5m (8'2") x 1.6m (5'3")**

Comprising wc & whb.

### Lounge

**5.18m (17'0") x 3.76m (12'4")**

Feature marble fireplace, decorative coving, tv point, views over the front garden.

### Family Room

**5.01m (16'5") x 4.1m (13'5")**

Feature marble fireplace, tv point, coving.

### Sitting Room

**7.7m (25'3") x 3.76m (12'4")**

Wonderful bay window with views of the large gardens, feature marble fireplace with gas fire, coving.

### Kitchen / Dining Room

**7.2m (23'7") x 3.5m (11'6")**

Beautiful newly fitted stylish & functional kitchen boasting wonderful extras & design features such as breakfast counter with storage, quartz counter tops and upstands, recessed lighting, French patio doors to rear garden.

### Utility

**3.7m (12'2") x 2.1m (6'11")**

Plumbed for washing machine & tumble dryer, sink with excellent press units.

### Master Suite

**4.24m (13'11") x 4.13m (13'7")** Beautiful light filled room with built in wardrobes.

### Ensuite

Fully tiled with wc, whb & shower.

### Bedroom 2

**4.38m (14'4") x 2.54m (8'4")**

Built in wardrobes.

### Bedroom 3

**2.86m (9'5") x 2.63m (8'8")**

Built in wardrobes.

### Bedroom 4

**2.62m (8'7") x 2.47m (8'1")**

Built in wardrobes.

### Bedroom 5

**3.13m (10'3") x 2.75m (9'0")**

### Bathroom

Comprising wc, whb & bath with shower, tiled floor & part tiled walls.