

FEATURES:

- South Facing Rear Garden
- Self Contained Annex Ideal For Guests
- Excellent Cul De Sac Location
- Gas Fired Central Heating
- Double Glazed Windows



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

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PRICE REGION €450,000

FOR SALE BY PRIVATE TREATY

**17 KIRKPATRICK AVENUE
CLONSILLA
DUBLIN 15
D15 E2CD**



Floor Area c. 115 sq.m / 1237 sq.ft

Flynn & Associates are delighted to welcome number 17 Kirkpatrick Avenue to the market. This exceptional 4 bedroom semi-detached home comes to the market in excellent condition. Offering the intending purchasers a rare opportunity to acquire a substantial family home in this desirable location. Bright and spacious accommodation comprising in brief of a welcoming entrance hall, lounge with feature fireplace, open plan kitchen and dining room, four bedrooms, study and two main bathrooms, also boasting a second lounge and kitchen area ideal for guests. Benefitting from a beautiful South facing rear garden with patio and barna shed, mature green spaces and a location that is always in high demand. Kirkpatrick Avenue is ideally located, just a short stroll from Coolmine Train Station and Roselawn Shopping Centre. Both Carpenterstown and Clonsilla villages are close by with many amenities including schools, shops and public transport links. The Blanchardstown Shopping Centre offers a range of shopping and leisure facilities. The M3 and M50 motorways are all within minutes reach providing easy access to all road networks. Viewing is highly recommended and is by appointment only.



ACCOMMODATION

Entrance Hallway
3.4m (11'2") x 1.9m (6'3") Carpet flooring, storage, phone point.

Lounge
4.2m (13'9") x 4.1m (13'5") Solid fuel fire with wooden surround, carpet flooring, tv point, coving, centrepiece, double doors to kitchen / dining room.

Kitchen / Dining Room
4.01m (13'2") x 6.3m (20'8") Excellent range of fitted press units, plumbed for dishwasher & washing machine, tiled splashback, patio doors to rear garden.

Bedroom 1
4.5m (14'9") x 3.3m (10'10") Built in wardrobes, tv point, carpet flooring.

Bedroom 2
4.4m (14'5") x 3.6m (11'10") Built in wardrobes, tv point, carpet flooring.

Bedroom 3
2.5m (8'2") x 2.8m (9'2") Built in wardrobes, tv & phone points, carpet flooring.

Bathroom
1.8m (5'11") x 2.2m (7'3") Fully tiled with wc, whb & electric shower.

Attic
5.3m (17'5") x 3.01m (9'11") Recessed lighting, tongue & groove flooring, Velux window, built in wardrobes, ensuite with wc & whb.

SELF CONTAINED UNIT

Lounge
6.7m (22'0") x 2.2m (7'3") Bay window, dimmer light, carpet flooring, tv point, coving, centrepiece, access to entrance porch.

Kitchen
2.7m (8'10") x 2.2m (7'3") Range of fitted press units, plumbed for washing machine, tiled floor & splashback, patio doors to rear garden.

Bedroom 1
2.7m (8'10") x 2.2m (7'3") Built in wardrobes, carpet flooring, tv point.

Bedroom 2
2.3m (7'7") x 2.2m (7'3") Built in wardrobes, carpet flooring.

Bathroom
1.4m (4'7") x 1.8m (5'11") Fully tiled with wc, whb & electric shower.