

DUFFY

AUCTIONEERS

VALUERS, SALES & LETTING AGENT
MIPAV, PSRA Lic. No. 001325

For Sale By Private Treaty

19 Brompton Court
Castleknock
Dublin 15



Rarely does the opportunity arise to acquire such a unique and attractive property as No 19 Brompton Court, Castleknock. This is a superbly located and well positioned four bed semi-detached home with garage C 1259 Sq. Ft situated on this quiet and mature cul-de-sac, within five minutes walking distance of Roselawn shopping centre and St Francis Xaviers School. This superb location is only minutes away from all local amenities and services including Coolmine Station, Roselawn Shopping Centre and The M50/N3 Motorway. Accommodation briefly comprises of entrance hallway with tiled floor and guest toilet, very large living room with Feature fireplace and solid oak floor, dining area with tiled floor, and a fitted kitchen/dining area with tiled floor and doors to the garage and back garden. To the rear you have superb back garden with mature plants and shed. The upstairs accommodation is exceptional boasting four large bedrooms and a family bathroom. Outside: Driveway with off street parking. The rear garden is private and secure with shed. Viewing is highly recommended.

A.M.V. €430,000

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie

DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. PSRA no. 001325. M.I.P.A.V.

Features

Excellent four bed family home with garage. (C 1259 Sq. Ft.)

Four double bedrooms with wooden floor.

Stunning living room with solid oak floor.

Fitted kitchen/dining room with access to garage.

Superb location on mature cul de sac next to school.

Extensive rear garden with shed.

Gas fired central heating.

Double glazed windows.

Security Alarm system.

Excellent off street parking.

Prime residential location next to St Francis Xavier school.

Entrance Hall

Entrance Hallway

3.99m x 2.80m (13.12 x 9.20)

With tiled floor with alarm control panel, guest w.c with tiled floor.

Living Room

Living Room

8.65m x 3.38m (28.38 x 11.12)

Bright stunning room with solid oak floor and Feature fireplace.

Dining Room

Dining Room

4.19m x 2.80m (13.77 x 9.20)

With tiled floor with door to the fitted kitchen.

Kitchen

4.07m x 2.38m (13.38 x 7.78)

Fully fitted kitchen with tiled floor and splash back.
Doors to back garden and garage.

Outside Features

Mature cul de sac next to Roselawn shopping centre and school.

Garage 4.81m x 2.28m (15.79 x 7.49)

Large garage suitable for conversion .



Bedroom 1

Master Bedroom.

3.89m x 2.94m (12.78 x 9.65)

Bright and spacious double bedroom with built in wardrobes and wooden floor.

Bedroom 2

Bedroom 2.

3.48m x 2.93m (11.45 x 9.63)

Large double bedroom with fitted wardrobes and wooden floor

Bedroom 3

Bedroom 3.

3.35m x 2.47m (11 x 8.12)

Double bedroom with wooden floor

Bedroom 4

Bedroom 4.

2.97m x 2.64m (9.75 x 8.68)

Double bedroom, with wooden floor.

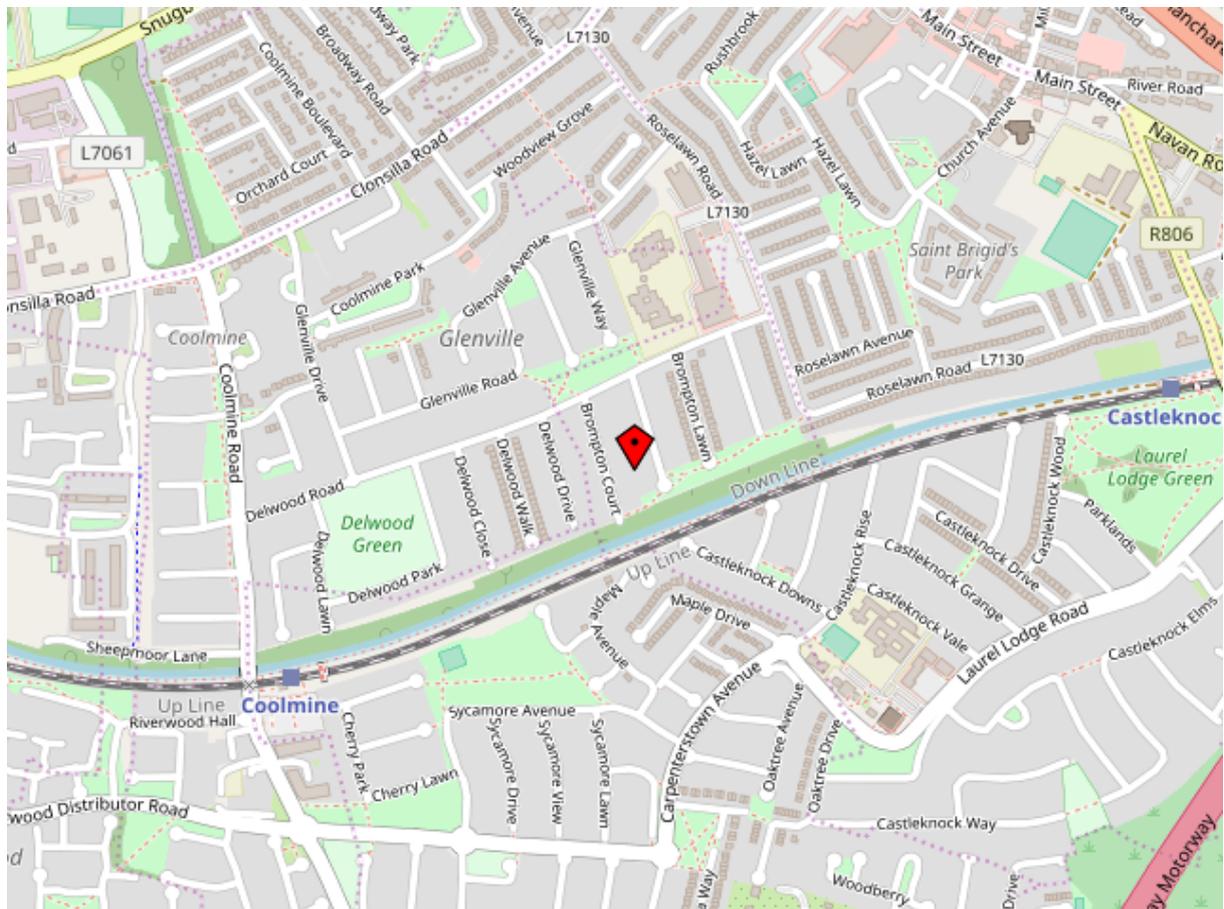
Bathroom

Family Bathroom

2.47m x 2.02m (8.12 x 6.65)

Fully Tiled with bath and shower over, w.c, and w.h.b.





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