

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

18 Talbot Downs
Castleknock
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 18 Talbot Downs, a stunning four-bedroom family home with garage strategically located at the end of a mature cul de sac and within walking distance of Castleknock train station. This superb residence enjoys a most central location in this quiet and settled cul-de-sac just off the old Navan Road and only a few minutes stroll from schools, shops and many local amenities. Well proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. On entering the property, one is immediately struck by the stunning open plan kitchen/dining room with conservatory ideal for a growing family. The bright and spacious accommodation of c1410 Sq ft has been recently upgraded and boasts an array of special features to include, wood burning stove in the living room, open plan designer fitted kitchen/dining area with porcelain tiled floor and granite worktop, Porcelain tiling in the bathrooms and feature lighting in all rooms. The upstairs accommodation is exceptional boasting four large bedrooms with master en-suite and a family bathroom. Outside the property is further enhanced by a private and secure rear garden with a wonderful block built shed with tiled floor and fitted kitchen. To the front there is a cobble lock driveway with garage and secure off-street parking for four cars. This superb location is much sought after due to its close proximity to Castleknock train station, St Bridget's national School, the Blanchardstown Shopping centre and the M50/N3 motorway. Viewing is highly recommended.

A.M.V. €570,000

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Features

Stunning four bed family home with garage.
In Showroom Condition with many extras included in sale.
Large living room with feature fireplace and wooden floor.
Superb open plan designer fitted kitchen with porcelain tiled floor and granite worktop on island.
Large dining area with porcelain tiled floor and double doors to the conservatory
Conservatory with tiled floor and heating for all year-round use.
Four large Bedrooms all with built in wardrobes.
Fully tiled family bathroom with shower unit.
Garage to the side, suitable for conversion (subject to P.P.)
Security alarm system with panic button.
Cobble lock driveway with parking for four cars.
Fully landscaped Rear Garden with patio and deck area.
Large block-built garden shed with fully fitted kitchen.
Superb location on mature cul-de-sac next to a large green area

Entrance Hall

Entrance Hallway (5.02m x 2.m)
With tiled flooring alarm and control panel.
Guest Toilet (4.69 x 3.87) (1.42m x 1.17m)
With w.c, and w.h.b. fully tiled.

Living Room

Living Room (5.58m x 3.86m)
Stunning living room with feature fireplace and wooden floor.
Wood burning stove installed.

Kitchen

Kitchen/ dining room (6.68m x 6.18m)
Stunning open-plan designer fitted kitchen with ample wall and floor units. Porcelain tiled floor with granite worktop on island unit.
Dining area with porcelain tiled floor and double doors to conservatory.
Superb utility area with porcelain tiled floor. Fully fitted with storage units and door to paved back garden

Lounge

Conservatory (4.72m x 2.71m)
Superb conservatory with tiled floor and fully heated for all year-round use.

Outside Features

Fully landscaped back garden, maintenance free.

Garden Shed (4.59m x 2.15m)
With fully fitted kitchen and tiled floor, would be suitable for many uses.

Garage to side.



Bedroom 1

Master Bedroom. (4.46m x 3.35m)

Large double bedroom with fitted wardrobes with wooden floor.

Ensuite

En-Suite. (2.11m x 1.40m)

En-suite fully tiled with shower cubicle, w.c and w.h.b

Bedroom 2

Bedroom 2. (4.09m x 2.71m)

Large double bedroom with built in wardrobes and wooden floor.

Bedroom 3

Bedroom 3. (3.11m x 2.52m)

Large double bedroom with wooden floor and fully fitted wardrobes.

Bedroom 4

Bedroom 4. (2.78m x 2.50m)

Single bedroom with built in wardrobes and wooden floor

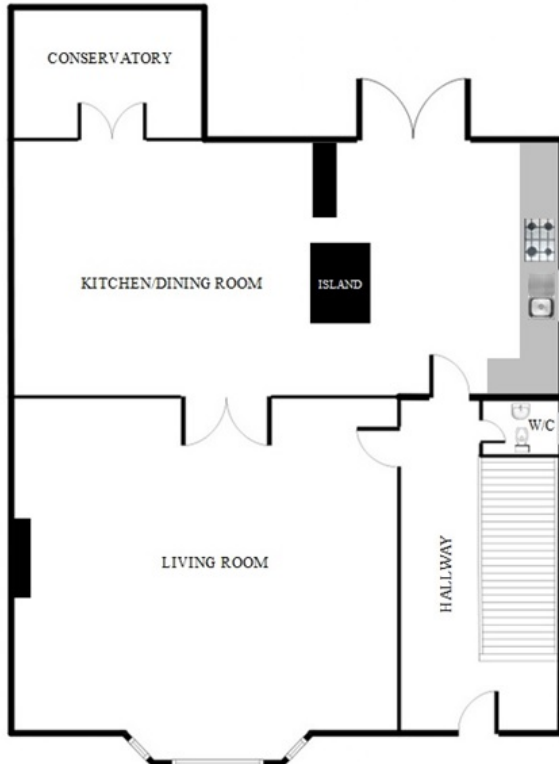
Bathroom

Family Bathroom. (2.16m x 1.82m)

Fully fitted bathroom with tiled floor and walls. shower cubicle, w.c and w.h.b.



GROUND FLOOR



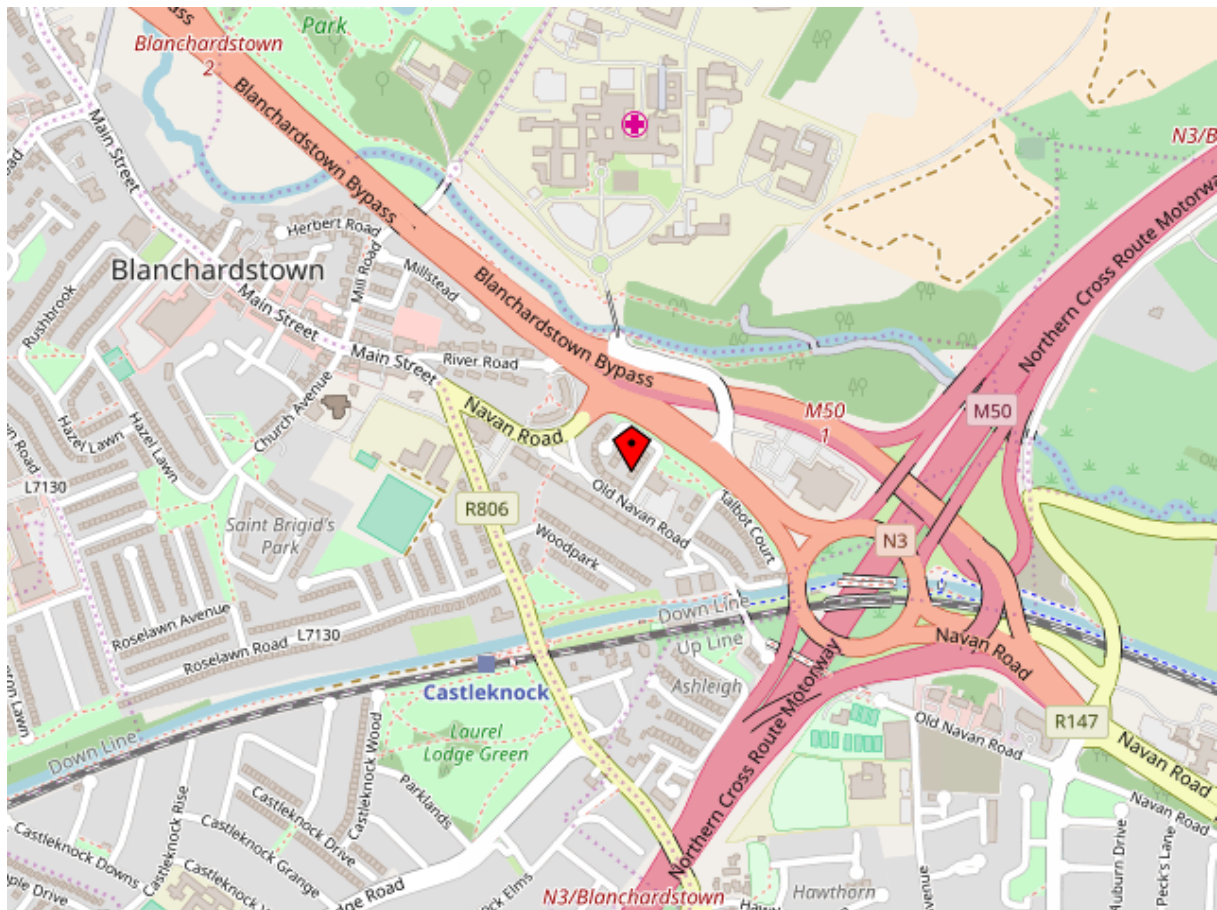
FOR REFERENCE PURPOSES ONLY
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FIRST FLOOR



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