

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

62 Castleknock Laurels  
Castleknock  
Dublin 15



BER C2

Situated in this mature and well established enclave of spacious family homes lies No 62 Castleknock Laurels, a handsome extended 3 bedroom semidetached property which is presented in impeccable condition throughout. Well-proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1125 sq. ft. Accommodation briefly comprises of entrance hallway with wooden floor and under stairs storage, stunning living room with feature fireplace and carpet floor, dining area with wooden floor and patio doors to the sunroom and a fully fitted kitchen. The upstairs accommodation is exceptional boasting three large bedrooms all with built in wardrobes and wooden floor and a newly fitted family bathroom. This superb location is only minutes away from all local amenities and services including Castleknock Station, the M50/N3 Motorway, and a host of local amenities such as schools, shops, the wonderful Phoenix Park and frequent public transport to the city centre. Viewing is highly recommended!

A.M.V. €359,000

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## Features

Extended three bed family home c 1125 Sq. ft.

In showroom condition

Located on a mature and quiet road.

Three large bedrooms all with built in wardrobes.

Wonderful living room with feature fireplace and carpet floor.

Double Glazed windows.

Fully Fitted Modern kitchen.

Beautiful dining room with wooden floors.

Large sunroom with wooden floor.

Within 10 minutes walking distance of Castleknock station.

Landscaped back garden with block built shed.

Gas Fired Central Heating.

Prime residential location.

## Entrance Hall

12.55 x 6.91 (3.82m x 2.10m)

Entrance hallway with carpet floor.



## Living Room

14.12 x 11.74 (4.30m x 3.59m)

Large bright room with carpet floor and feature fireplace.



## Kitchen

/Dining area 18.89 x 12.37 (5.75m x 3.77m)

Modern fully fitted Kitchen/Dining room with wooden floor, ample wall, and floor units. All appliances included in sale

Sunroom 10.14 x 8.42 (3.09m x 2.56m)

Wonderful bright room with wooden floor and patio doors to the landscaped garden with block built shed.



## Outside Features

Rear garden that is fully landscaped with large block built shed with power and water.





### Bedroom 1

13.79 x 9.33 (4.20m x 2.84m)

Large double bedroom with fitted wardrobes and wooden floor.

### Ensuite

4.26 x 4.41 (1.29m x 1.34m)

Fully tiled with shower cubicle.

### Bedroom 2

11.46 x 10.55 (3.49m x 3.21m)

Double bedroom with fitted wardrobe and carpet floor.

### Bedroom 3

10.08 x 8.51 (3.07m x 2.59m)

Single bedroom with fitted wardrobes and wooden floor.

### Bathroom

7.17 x 5.73 (2.18m x 1.74m)

Newly fitted bathroom comprising shower cubicle, W.C., and w.h.b. Fully tiled floor and walls.

Landing with hot press.



