

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

15 Woodview Grove
Castleknock
Dublin 15.



Situated in this mature and well established enclave of spacious family homes lies No 15 Woodview Grove, a handsome three bedroom property with garage 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 1200 sq. ft. Accommodation briefly comprises of entrance hallway with carpet floor, under stairs storage and guest toilet. Stunning living room with feature fireplace and solid oak floor, dining area with solid oak floor and door to the wonderful fully fitted kitchen with tiled floor and patio doors to the patio area and 120 ft back garden. The upstairs accommodation is exceptional boasting three large bedrooms with wooden floor and a fully fitted family bathroom with bath and shower over. This superb location is only minutes away from all local amenities and services including Coolmine Station, Roselawn shopping centre, the M50/N3 Motorway, and a host of local amenities such as schools, shops and frequent public transport to the city centre. Viewing is highly recommended!

A.M.V. €350,000

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Features

Bright and spacious three-bed semidetached property with garage.

Wonderful rear garden that extends to over 120 ft and is not overlooked.

Within ten minutes' walk of Coolmine station and Francis Xavier school.

In excellent condition with gas heating and double/glazed windows.

Large garage that is suitable for conversion (Subject to P.P.)

Three good sized bedrooms with wooden floor.

Wonderful living room with solid oak floor and feature fireplace with stove.

Bright and spacious fully fitted kitchen/dining room with tiled floor.

Double-glazed windows.

Excellent off street parking.

Prime residential location on mature road next to Roselawn shopping centre.

Entrance Hall

2.80m x 2.76m (9.20 x 9.07)

With carpet floor and under stairs storage

Guest toilet

1.17m x 1.06m (3.87 x 3.50)

Guest toilet fully tiled.

Living Room

8.01m x 3.43m (26.28 x 11.27.)

Large living/dining room with solid oak floor and feature fireplace with stove.

Kitchen

5.04m x 4.57m (16.55 x 15)

Beautiful fully fitted kitchen with ample wall and floor units, all appliances included in sale.

Outside Features

120 Ft back garden not overlooked.



Bedroom 1

4.49m x 3.38m (14.74 x 11.09)

Large spacious double bedroom room with fitted wardrobes and carpet floor.

Bedroom 2

3.36m x 3.43m (11.04 x 11.28)

Double bedroom with wooden floor.

Bedroom 3

2.77m x 2.58m (9.10 x 8.49)

Single bedroom with wooden floor.

Bathroom

2.83m x 1.69m (9.31 x 5.56)

Comprising of bath, w.c, and w.h.b.
Part tiled walls.



