

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

19 Talbot Downs  
Castleknock  
Dublin 15



Situated in this mature and well established enclave of spacious family homes lies No 19 Talbot Downs, a handsome four/five bedroom detached property which is presented in impeccable condition throughout. This stunning residence enjoying 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 light filled kitchen/ utility room with conservatory ideal for a growing family. The bright and spacious accommodation of c1800 Sq ft has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, Oak Floors in all reception areas, three reception rooms, a fully fitted designer kitchen 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 sunny orientation. To the front there is a cobble lock driveway with secure off street parking for four cars.

This superb location is much sought after due to its close proximity to Castleknock Village, St Bridget's national School, the Blanchardstown Shopping centre and the M50/N3 motorway. This property has to be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

**A.M.V. €665,000**

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## Features

Superb location in mature cul-de-sac next to a large green area.

In Showroom Condition with many extras included in sale.

Stunning living room with feature fireplace and wooden floor.

Three reception rooms all with wooden floor.

Large dining room with wooden floor and double doors to the conservatory

Stunning designer fitted kitchen with porcelain tiled floor and granite worktop.

Separate fully fitted utility room that doubles as a second kitchen.

Large study with walk in wardrobe that doubles as fifth bedroom.

Superb conservatory with wooden floor and heating.

Four large Bedrooms with Study and walk in wardrobe.

Fully fitted oak floors in reception areas.

Security alarm system with panic button.

Cobble lock driveway with parking for four cars.

## Entrance Hall

(16.49 x 6.59) (5.02m x 2.m)

With oak 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

(18.33 x 12.68) (5.58m x 3.86m)

Stunning living room with feature fireplace and oak floor.

## Dining Room

(15.40 x 10.23) (4.69m x 3.11m)

Bright light filled room with oak flooring and double doors to the large conservatory.

## Kitchen

(22 x 8.93) (6.70m x 2.72m)

Fully fitted Designer kitchen with ample wall and floor units.

Porcelain Tiled floor with granite worktop.

## Lounge

Study/ Bed 5. (16.32 x 10.51) (4.97m x 3.20m)

Bright spacious room with feature fireplace and oak floor.

Dressing room to the rear that could be used for second en-suite if required.

## Utility Room

(11.09 x 9.41) (3.38m x 2.86m)

Superb utility room with porcelain tiled floor. Fully fitted with storage units with sink. Door to paved back garden.

## Outside Features

South facing fully landscaped back garden, maintenance free.

Conservatory (15.07 x 10.43) ( 4.59m x 3.17m )

Superb south facing conservatory with wooden floor and fully heated for all year round use.





### Bedroom 1

(14.63 x 11) (4.46m x 3.35m)

Large double bedroom with fitted wardrobes with wooden floor.  
En-Suite.

### Ensuite

(6.94 x 4.61) (2.11m x 1.40m)

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

### Bedroom 2

(13.44 x 8.91) (4.09m x 2.71m)

Large double bedroom with built in wardrobes and wooden floor.

### Bedroom 3

(10.23 x 8.30) (3.11m x 2.52m)

Large double bedroom with wooden floor and fully fitted wardrobes.

### Bedroom 4

(9.15 x 8.23) (2.78m x 2.50m)

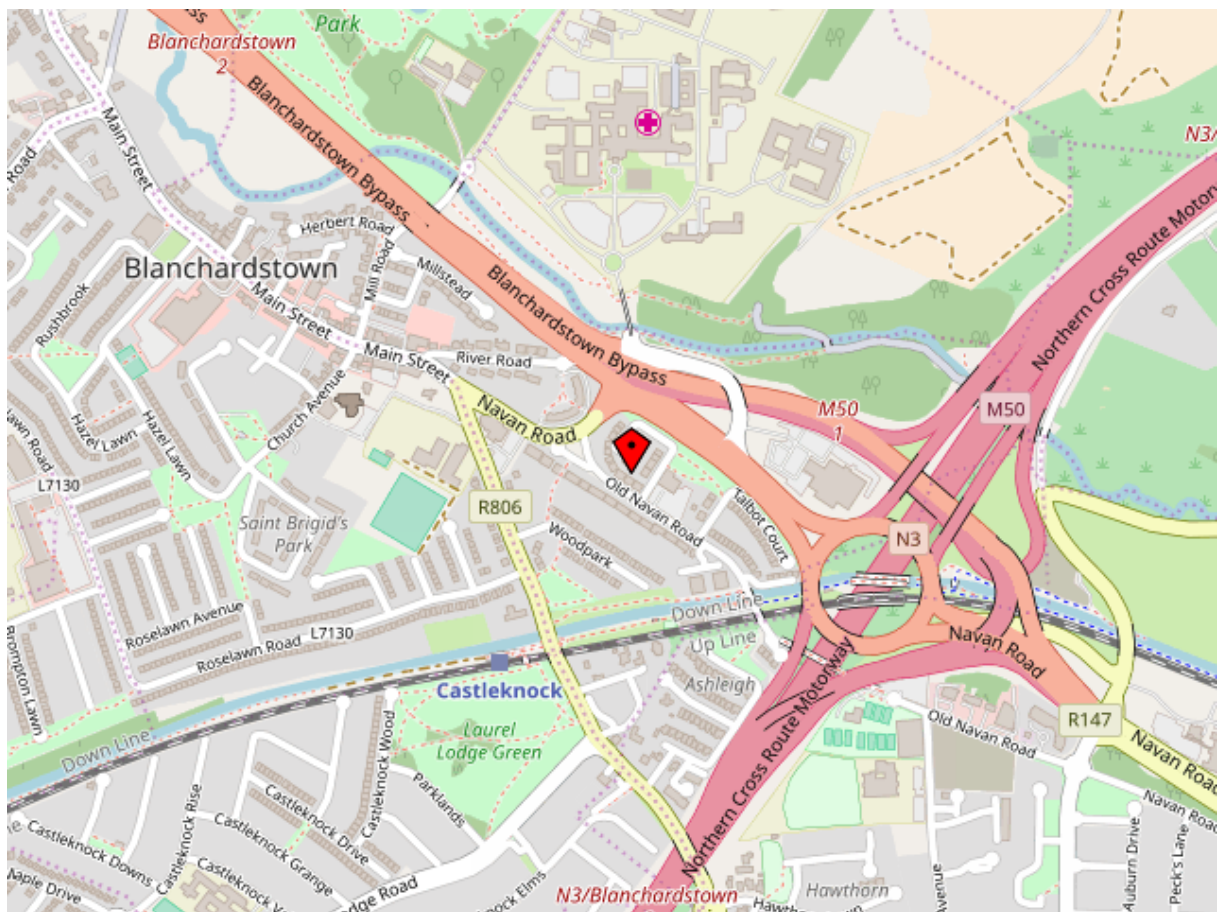
Single bedroom with built in wardrobes and wooden floor.

### Bathroom

(7.09 x 6) (2.16m x 1.82m)

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





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