

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

2 Talbot Downs Castleknock Dublin 15



Truly something special, number 2 Talbot Downs is one of the finest four-bedroom family homes to come on the market in this mature and popular residential area of Castleknock Dublin 15.

This stunning residence enjoying a most central location in this quiet and settled cul-de-sac on 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 Livingroom/dining room with conservatory ideal for a growing family.

The bright and spacious accommodation of c1400 Sq ft has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, wooden floors in all reception areas, a fully fitted designer kitchen with tiled floor, 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 fully landscaped private and secure rear garden. To the front there is a cobble lock driveway with secure off-street parking.

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. €540,000

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

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Features

Excellent four bed family home C,1400 Sq ft.
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 tiled floor
Superb conservatory with tiled floor.

Four large Bedrooms all with fitted wardrobes

Security alarm system with panic button.

Cobble lock driveway with parking.

Fully landscaped rear garden with block built shed.

Excellent off-street parking on mature cul de sac.

Prime residential location.

Entrance Hall

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

With wooden floor and alarm 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 (18.33 x 12.68) (5.58m x 3.86m)

Large living room with bay window, feature fireplace and wooden floor.

Dining Room

Dining room (15.40 x 10.52) (4.69m x 3.11m)

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

Kitchen

Kitchen/ dining room (22.05 x 9) (6.72m x 2.74m)

Fully fitted Designer kitchen with ample wall and floor units.
Tiled floor and splashback

Lounge

Conservatory (10.96 x 9.73) (3.34m x 2.96m)

Superb conservatory with tiled floor suitable for all year-round use.

Outside Features

Paved back garden with block built shed.



Bedroom 1

Master Bedroom. (14.63 x 11) (4.46m x 3.35m)
Superb double bedroom with fitted wardrobes with carpet floor.

Ensuite

En-Suite. (7.23 x 5) (2.20m x 1.52m)
Large en-suite fully tiled with shower cubicle, w.c and w.h.b.

Bedroom 2

Bedroom 2. (13.44 x 9.24) (4.09m x 2.71m)
Large double bedroom with built in wardrobes and carpet floor.

Bedroom 3

Bedroom 3. (10.23 x 8.30) (3.11m x 2.52m)
Double bedroom with carpet floor and fully fitted wardrobes.

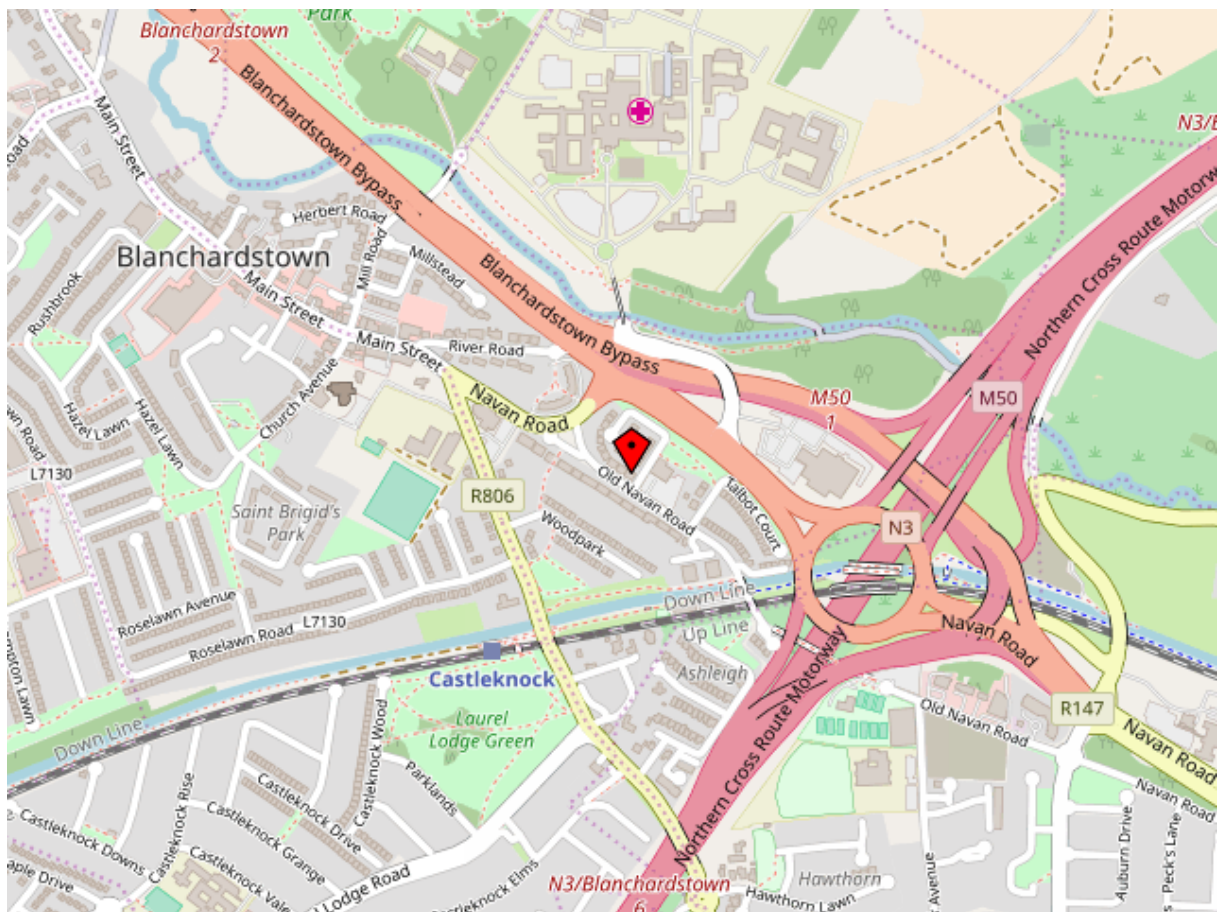
Bedroom 4

Bedroom 4. (9.15 x 8.23) (2.78m x 2.50m)
Single bedroom with built in wardrobes and carpet floor.

Bathroom

Family 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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