

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

51 Maple Drive
Castleknock
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 51 Maple Drive, Castleknock Dublin 15. This exceptional family residence enjoys a lovely position, tucked away on this quiet and mature road just off Carpenterstown Avenue and only a two-minute stroll from Castleknock train station. This is a superbly located and well positioned three bed semi-detached home C 800 Sq. Ft, located in a wonderful mature area within walking distance of schools, shops and frequent transport to the city centre. An excellent opportunity to acquire this beautifully presented property that has been meticulously maintained and recently upgraded by its present house-proud owners offering a turnkey home to any discerning purchaser. This superb location is only minutes away from all local amenities and services including Castleknock Station, the M50/N3 Motorway, and the Roselawn shopping centre.

Accommodation briefly comprises entrance hallway with carpet floor and under stairs storage, a wonderful living room with feature fireplace and carpet floor and a stunning kitchen/dining room with ample wall and floor units and a patio door to the superb fully landscaped back garden. The upstairs accommodation is exceptional boasting three large bedrooms all with built in wardrobes and a newly fitted family bathroom. Outside: Front driveway and off-street parking for two cars. The rear garden is over 50 ft in length and fully landscaped with shed.

A.M.V. €365,000

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

DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. PSRA no. 001325. M.I.P.A.V.

Features

Bright and spacious three-bed property C. 800 Sq. Ft.
Excellent location on mature road next to laurel lodge shopping centre.

Recently upgraded kitchen and bathroom.

Wonderful rear garden over 50 ft in length.

Three large bedrooms with fitted wardrobes.

Wonderful living room with carpet floor and feature fireplace.

Bright and spacious kitchen/dining room with tiled floor.

All appliances included in sale

Gas fired central heating.

Double-glazed windows.

Many extras included in sale.

Excellent off-street parking.

Prime residential location next to Scoil Thomais.

Entrance Hall

Entrance Hallway

3.m x 1.42m

With carpet floor, under stairs storage room.

Living Room

Living Room

5.73m x 3.51m

Large living room with carpet floor and feature fireplace.

Kitchen

Kitchen/Dining room

4.47m x 2.65m

Beautiful recently upgraded kitchen with ample wall and floor units and tiled floor.

Stunning dining area with wooden floor and patio doors to the landscaped back garden.

Outside Features

Excellent location next to schools and Castleknock train station.



Bedroom 1

Master Bedroom.

4.03m x 2.43m

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

Bedroom 2

Bedroom 2.

3.48m x 2.43m

Double bedroom with built in wardrobes and carpet floor.

Bedroom 3

Bedroom 3

3.15m x 2m

Single bedroom with wooden floor, currently used as office

Bathroom

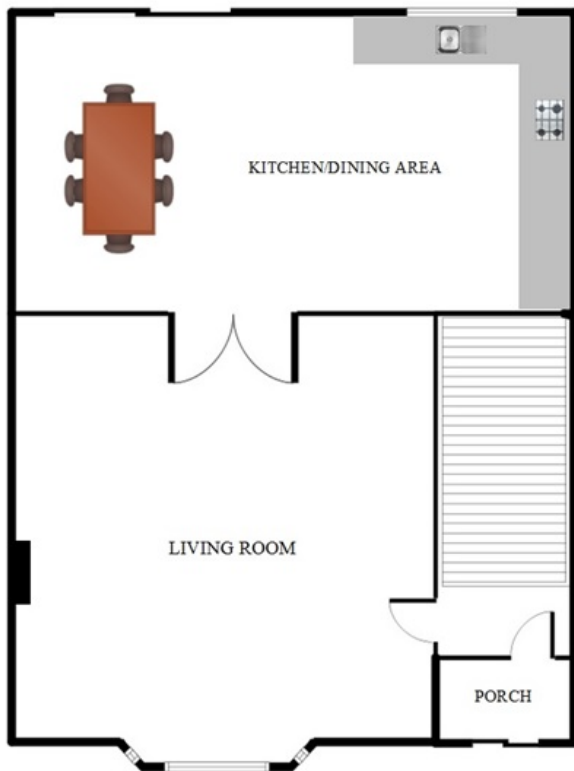
Family Bathroom 1.

2.27m x 1.74m

Stunning family bathroom, recently upgraded, comprising of shower cubicle, w.c and w.h.b.
Fully tiled walls and floor.



GROUND FLOOR

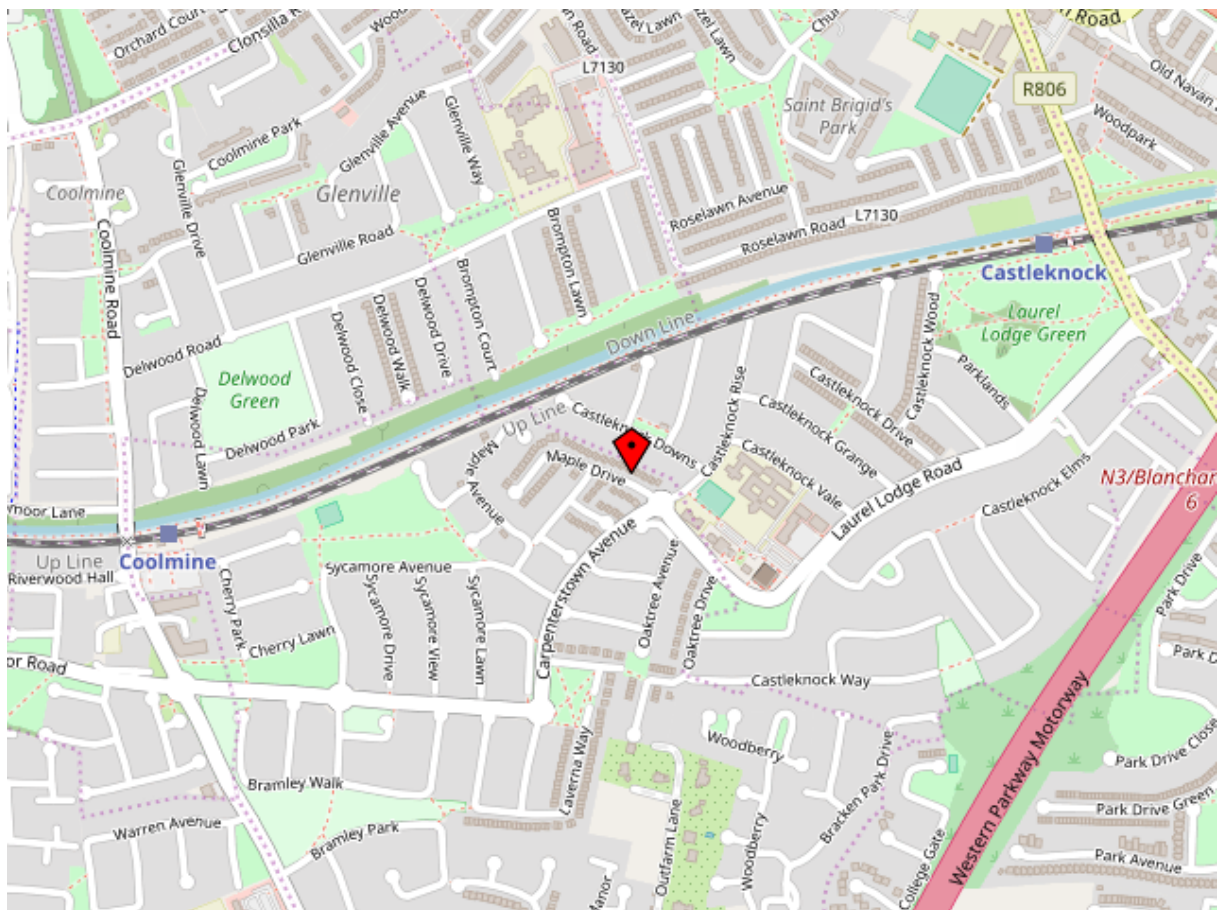


FIRST FLOOR



FOR REFERENCE PURPOSES ONLY
This plan is for illustrative purposes only and should be used as such by any prospective purchaser

DUFFY
AUCTIONEERS
ESTABLISHED 1954



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

DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. PSRA no. 001325. M.I.P.A.V.