

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

13 Luttrellstown Drive
Castleknock
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 13 Luttrellstown Drive, a stunning extended three-bedroom family home strategically located on a mature cul de sac and within walking distance of Coolmine train station. This superb residence enjoys a most central location in this quiet and settled cul de sac just off the Luttrellstown 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 stunning open plan kitchen/dining room with superb sunroom added, ideal for a growing family. The bright and spacious accommodation of c1247 Sq ft has been recently upgraded and boasts an array of special features to include open plan designer fitted kitchen/dining area with porcelain tiled floor and granite worktop, Porcelain tiling in the bathrooms and feature lighting in all rooms. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a newly fitted family bathroom with shower. Outside the property is further enhanced by a private and secure rear garden that is fully landscaped and southwest facing. To the front there is a driveway and secure off-street parking for two cars. This superb location is much sought after due to its close proximity to Castleknock Community College, Coolmine train station, the Blanchardstown Shopping centre and the M50/N3 motorway. Viewing is highly recommended.

A.M.V. €495,000

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

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Features

Stunning extended three bed family home.
Recently upgraded and In Showroom Condition with many extras included in sale.
Large living room with feature fireplace and wooden floor.
Superb open plan designer fitted kitchen with porcelain tiled floor and granite worktop with island unit.
Large dining area with porcelain tiled floor and double doors to living room
Extended Sunroom with tiled floor and views over landscaped garden.
Three large double Bedrooms all with wardrobes.
Newly fitted family bathroom with shower unit.
Newly fitted en-suite bathroom, fully tiled.
Security alarm system with panic button.
Fully landscaped Rear Garden with patio.
Superb location on mature cul-de-sac next to a large green area



Entrance Hall

Hall: Entrance Hallway (4.58m x 2.m)
With wooden flooring, under stairs storage and alarm control panel.

Living Room

Living Room (5.06m x 3.95m)
Stunning living room with feature fireplace and wooden floor.
Double doors to dining area.



Kitchen

Kitchen/ dining room (6.12m x 5.41m)
Superb open-plan designer fitted kitchen with ample wall and floor units. Porcelain tiled floor with granite worktop on island unit and splashback.
Dining area with porcelain tiled floor and double doors to living room.
Sunroom (4.23m x 2.59m)
Superb sunroom with porcelain tiled floor overlooking the southwest facing landscaped garden.

Outside Features

Fully landscaped back garden south west facing.



Bedroom 1

Bedroom 1: Master Bedroom. (4.06m x 3.15m)
Large double bedroom with fitted wardrobes with wooden floor.

Ensuite

En-suite (2.78m x 1.19m)
Newly fitted designer en-suite bathroom fully tiled.

Bedroom 2

Bedroom 2: Bedroom 2. (4.47m x 3.13m)
Large double bedroom with built in wardrobes and wooden floor.

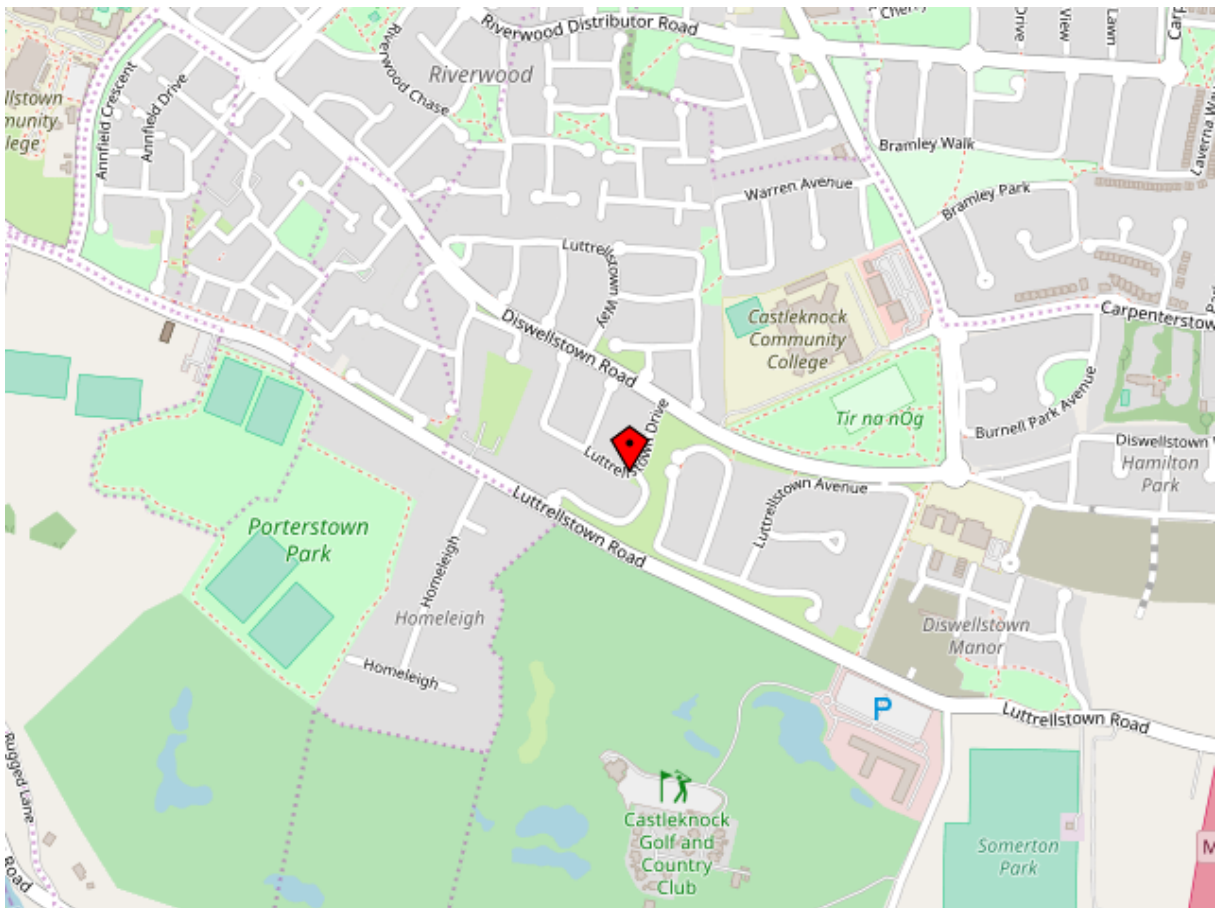
Bedroom 3

Bedroom 3: Bedroom 3. (2.79m x 2.60m)
Large double bedroom with wooden floor and free-standing wardrobes.

Bathroom

Bathroom: Family Bathroom. (2.16m x 1.82m)
Newly fitted bathroom with tiled floor and walls. shower cubicle, w.c and w.h.b.





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