

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

27 Brompton Court
Castleknock
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 27 Brompton Court, a stunning extended four-bedroom family home strategically located on a mature cull 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 Delwood 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 utility room ideal for a growing family. The bright and spacious accommodation of c1453 Sq ft has been tastefully upgraded over the years and boasts an array of special features to include entrance hallway with hardwood floor and guest toilet, superb living/dining room with feature fireplace and carpet floor, open plan fitted kitchen with tiled floor and a superb study with carpet floor that could be used as a fifth bedroom. The upstairs accommodation is exceptional boasting four large bedrooms 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. 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. €575,000

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

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Features

Stunning extended four bed family home.
Tastefully upgraded and in excellent condition with many extras included in sale.
Large living room with feature fireplace and carpet floor.
Superb study with carpet floor, could be used as fifth bedroom.
Stunning open plan fitted kitchen/dining area with wooden floor.
Dining area with wooden floor and double doors to landscaped garden with shed.
Extended utility room with lino floor and views over landscaped garden.
Four large Bedrooms.
Newly fitted family bathroom with shower unit.
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 (4.08m x 2.82m)
With hardwood flooring, under stairs storage and alarm control panel.

Guest Toilet: (1.29m x 1.12m)
With hardwood floor, w.c. and w.h.b.

Living Room

Living Room: Living Room (8.41m x 3.41m)
Stunning living/dining room with feature fireplace and carpet floor.

Dining Room

Superb area with carpet floor

Kitchen

Kitchen: Kitchen/ dining area (5.30m x 4.26m)
Superb open-plan designer fitted kitchen with ample wall and floor units. Wooden tiled floor with tiled splashback.
Dining area with wooden tiled floor and double doors to landscaped back garden with patio and block built shed.

Lounge

Study: (4.81m x 2.25m)
Large bright room with carpet floor, could be used as fifth bedroom.

Utility Room

Utility Room (4.16m x 2.46m)
Superb utility room with lino floor and additional white goods. Large window overlooking the landscaped garden with patio and shed.

Outside Features

Fully landscaped back garden with block built shed and patio area.



Bedroom 1

Bedroom 1: Master Bedroom. (4.m x 2.95m)
Large double bedroom with fitted wardrobes with carpet floor.

Bedroom 2

Bedroom 2: Bedroom 2. (3.53m x 2.95m)
Large double bedroom with built in wardrobes and carpet floor.

Bedroom 3

Bedroom 3: Bedroom 3. (3.33m x 2.48m)
Double bedroom with carpet floor.

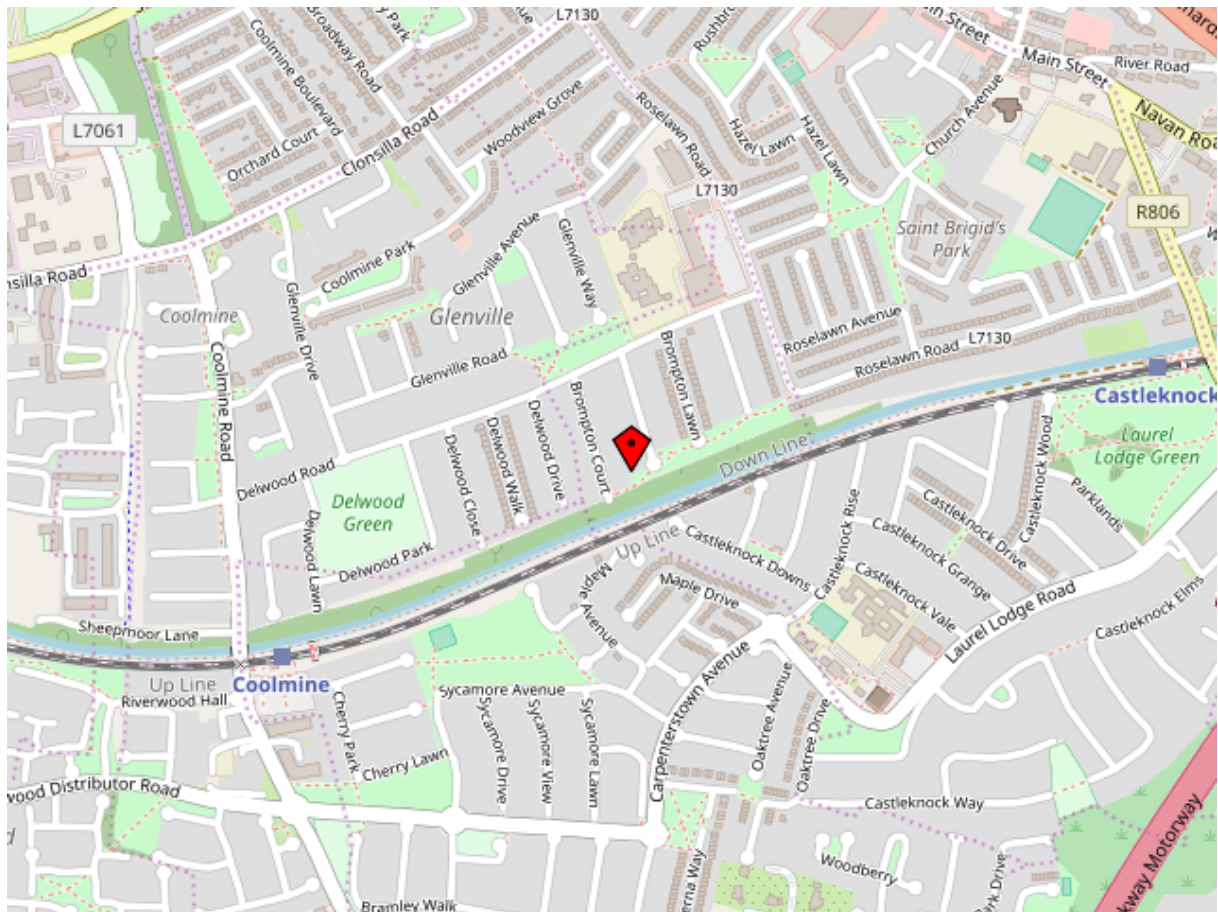
Bedroom 4

Bedroom 4: Bedroom 3. (3.31m x 2.02m)
Large bedroom with carpet floor and fitted wardrobes.

Bathroom

Bathroom: Family Bathroom. (2.30m x 2.11m)
Newly fitted bathroom with tiled floor and walls. shower cubicle, w.c and w.h.b.





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