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

For Sale By Private Treaty

12 Maple Glen
Castleknock
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 12 Maple Glen, Castleknock Dublin 15. This exceptional family residence enjoys a lovely position, tucked away on this quiet and mature cul de sac just off Carpenterstown Avenue and only a few-minute stroll from Castleknock train station. This superbly located and well positioned three bed semi-detached family home is 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 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 Roselawn shopping centre. Accommodation briefly comprises entrance hallway with wooden floor, a wonderful living room with feature fireplace, wooden floor and under stairs storage suitable for conversion to a guest toilet if required. The fully fitted kitchen/dining room has ample wall and floor units with a patio door to the fully landscaped back garden with shed. The upstairs accommodation is exceptional boasting three large bedrooms all with built in wardrobes and a fully fitted family bathroom with bath and shower over. Front driveway and off-street parking. The large rear garden is fully landscaped with patio area and shed.

A.M.V. €435,000

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Features

Bright and spacious three-bed semi-detached property C. 753 Sq. Ft.
Excellent location on mature cul de sac next to laurel lodge shopping centre.
Recently upgraded kitchen and bathroom.
Wonderful rear garden fully landscaped with shed.
Three large bedrooms with fitted wardrobes.
Wonderful living room with wooden floor and feature fireplace.
Bright and spacious kitchen/dining room with wooden floor.
All appliances included in sale
Gas fired central heating.
Double-glazed windows.
Fully Rewired.
Excellent off-street parking.
Prime residential location next to Scoil Thomais.



Entrance Hall

Entrance Hallway
3.m x 1.42m
With wooden floor.



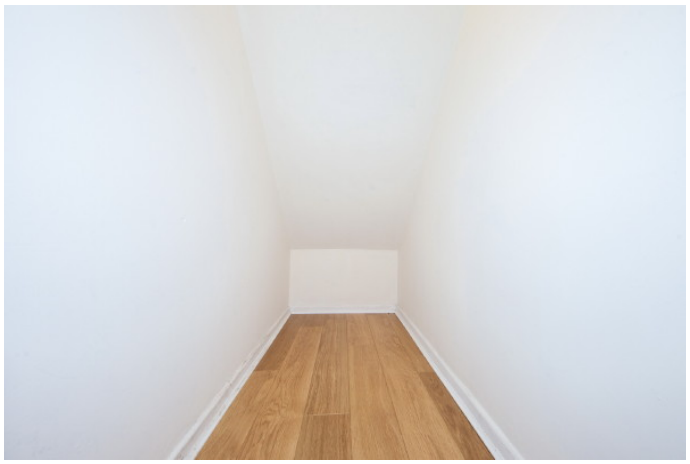
Living Room

Living Room
4.94m x 3.54m
Large living room with wooden floor and feature fireplace.

Storage room
2.42m x 0.87m
Storage room with wooden floor, suitable for conversion to guest toilet.

Dining Room

With tiled floor



Kitchen

Kitchen:Kitchen/Dining room
4.49m x 2.60m
Beautiful fitted kitchen with ample wall and floor units with wooden floor.
Stunning dining area with wooden floor and patio doors to the landscaped back garden

Outside Features

Fully landscaped back garden with patio area and shed.



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Bedroom 1
Master Bedroom.
4.16m x 2.43m
Large spacious double bedroom room with fitted wardrobes and wooden floor.

Bedroom 2
Bedroom 2.
2.42m x 2.36m
Double bedroom with built in wardrobes and wooden floor.

Bedroom 3
Bedroom 3
3.24m x 2m
Single bedroom with wooden floor.

Bathroom
Family Bathroom 1.
2.m x 1.65m
Stunning family bathroom, recently upgraded, comprising of bath with shower over, w.c and w.h.b.
Fully tiled walls and floor.

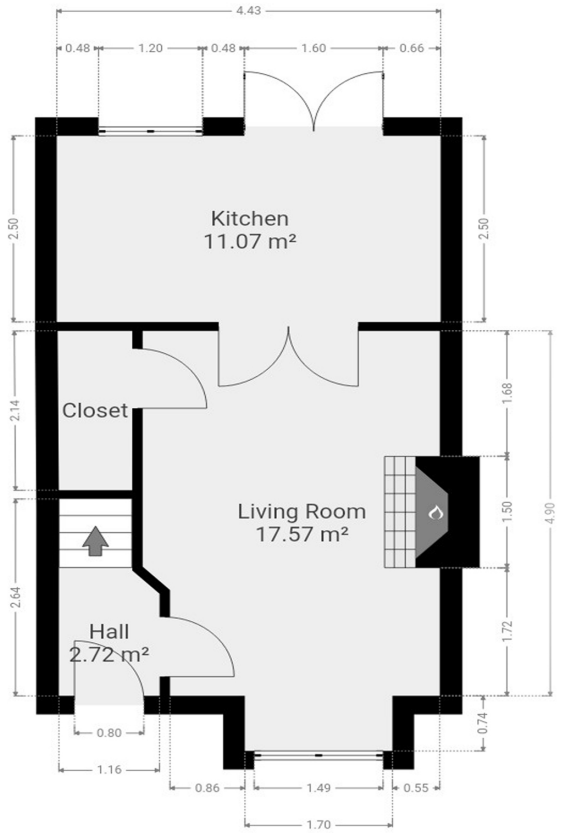


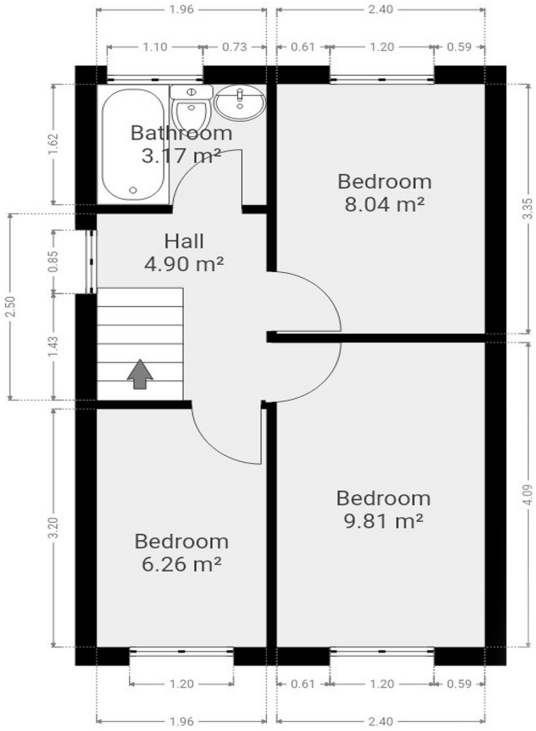


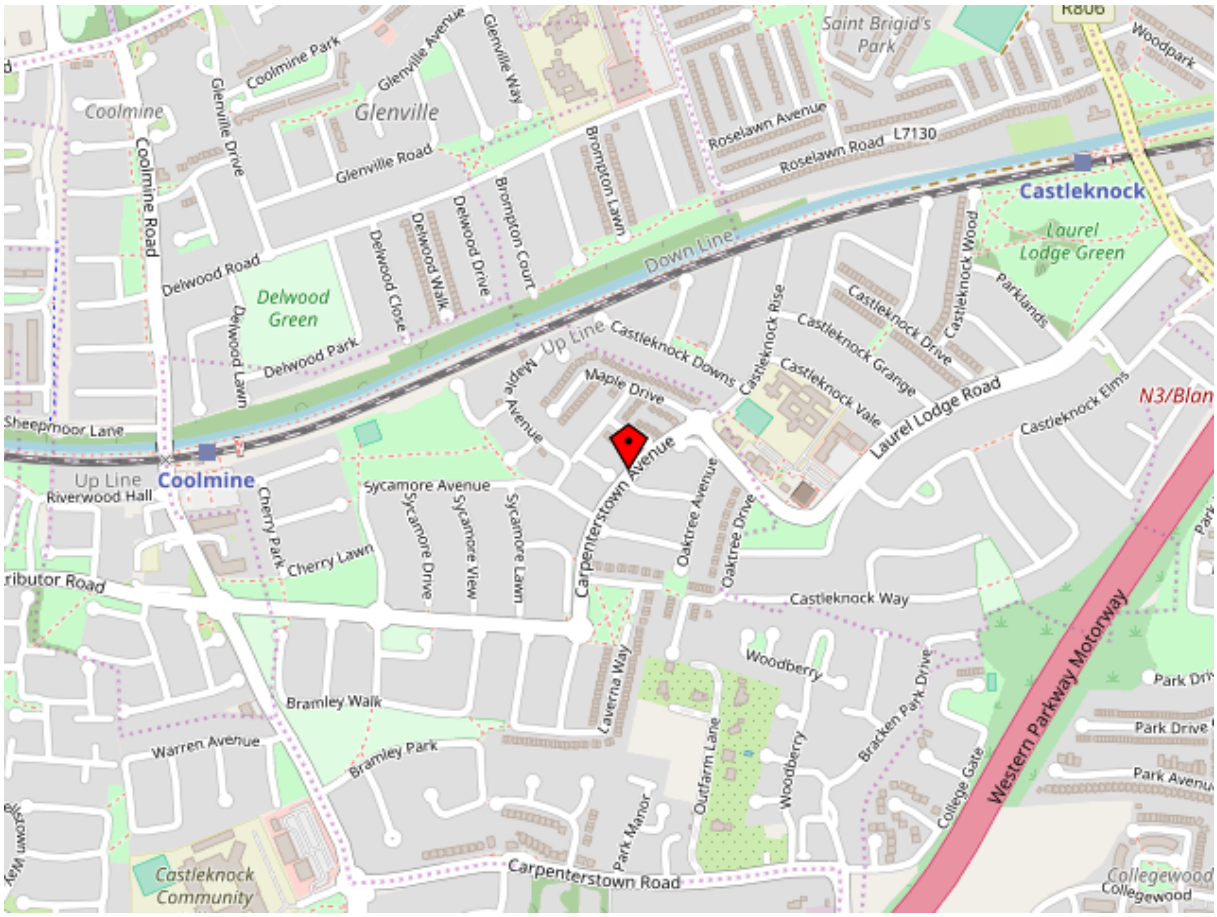




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