DUFFY AUCTIONEERS

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

For Sale By Private Treaty

2 Riverwood Copse
Castleknock
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 2 Riverwood Copse, a stunning four-bedroom family home strategically located on a mature cull de sac and within a short walking distance of Coolmine train station. This superb residence enjoys a most central location in this mature and settled cul-de-sac just off the Riverwood 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 Living room with double doors leading to the dining room with access to the superb sunroom ideal for a growing family. The bright and spacious accommodation of c1474 Sq ft has been recently upgraded and boasts an array of special features to include designer fitted kitchen with porcelain 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 fully fitted family bathroom with bath and shower over. Outside the property is further enhanced by a private and secure south facing rear garden that is fully landscaped with two storage sheds. To the front there is off street parking for two cars. This superb location is much sought after as it is within the catchment area for Castleknock Community College and is within walking distance of Coolmine train station, the Blanchardstown Shopping centre and the M50/N3 motorway. Viewing is highly recommended.

A.M.V. €645,000

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

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Features

Stunning four bed family home. C 1474 Sq Ft.
Recently upgraded and In Showroom Condition with many extras included in sale.
Large living room with feature fireplace and wooden floor.
Superb designer fitted kitchen with porcelain tiled floor and feature lighting.
Large dining room with wooden floor and double doors to living room.
Excellent sunroom with wooden floor and door to south facing garden.
Four large Bedrooms all with fitted wardrobes.
Master bedroom with newly fitted en-suite bathroom, fully tiled.
Fully fitted family bathroom with bath and electric shower over.
Fully landscaped South facing Rear Garden with extra steel shed.
Superb location on mature cul-de-sac overlooking large green with play area.



Entrance Hall

Hall: Entrance Porch and Hallway (6.29m x 2.10m)
Entrance porch with door to tiled hallway.
Hallway with tiled floor, guest toilet and under stairs storage.

Guest Toilet: (1.59m x 0.78m)
With porcelain tiled walls and floor, w.c and w.h.b.



Living Room

Living Room: Living Room (5.74m x 4.04m)
Stunning living room with feature fireplace and wooden floor.
Double doors to dining room.

Dining Room

Dining Room: (3.90m x 2.65m)
With wooden flooring and feature lighting, double doors to sunroom.



Kitchen

Kitchen: Kitchen/ dining area (5.66m x 2.58m)
Superb designer fitted kitchen with ample wall and floor units. Porcelain tiled floor and splashback. Feature lighting.

Lounge

Sunroom (3.90m x 2.65m)
Excellent sunroom, south facing with wooden floor and heating for all year use.
Door to the superb south facing landscaped garden.



Utility Room

Utility Room (1.53m x 1.49m)
With white goods and extra storage, tiled floor and door to side entrance.

Outside Features

Outside:
Fully landscaped south facing back garden with extra metal shed.
Off street parking.

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Bedroom 1

Bedroom 1: Master Bedroom. (4.15m x 3.39m)
Large double bedroom with fitted wardrobes and carpet floor.

Ensuite

En-suite (1.79m x 1.49m)
Newly fitted en-suite bathroom with porcelain tiled walls, floor, and shower cubicle.

Bedroom 2

Bedroom 2: Bedroom 2. (3.55m x 3.15m)
Large double bedroom with fitted wardrobes and carpet floor.

Bedroom 3

Bedroom 3: Bedroom 3. (3.17m x 2.57m)
Double bedroom with carpet floor and built-in wardrobes

Bedroom 4

Bedroom 4: Bedroom 3. (2.91m x 2.78m)
Single bedroom with carpet floor and built-in wardrobes.

Bathroom

Bathroom: Family Bathroom. (2.08m x 2.01m)
Newly fitted bathroom with bath with electric shower over.
Fully tiled floor and walls, w.c and w.h.b.





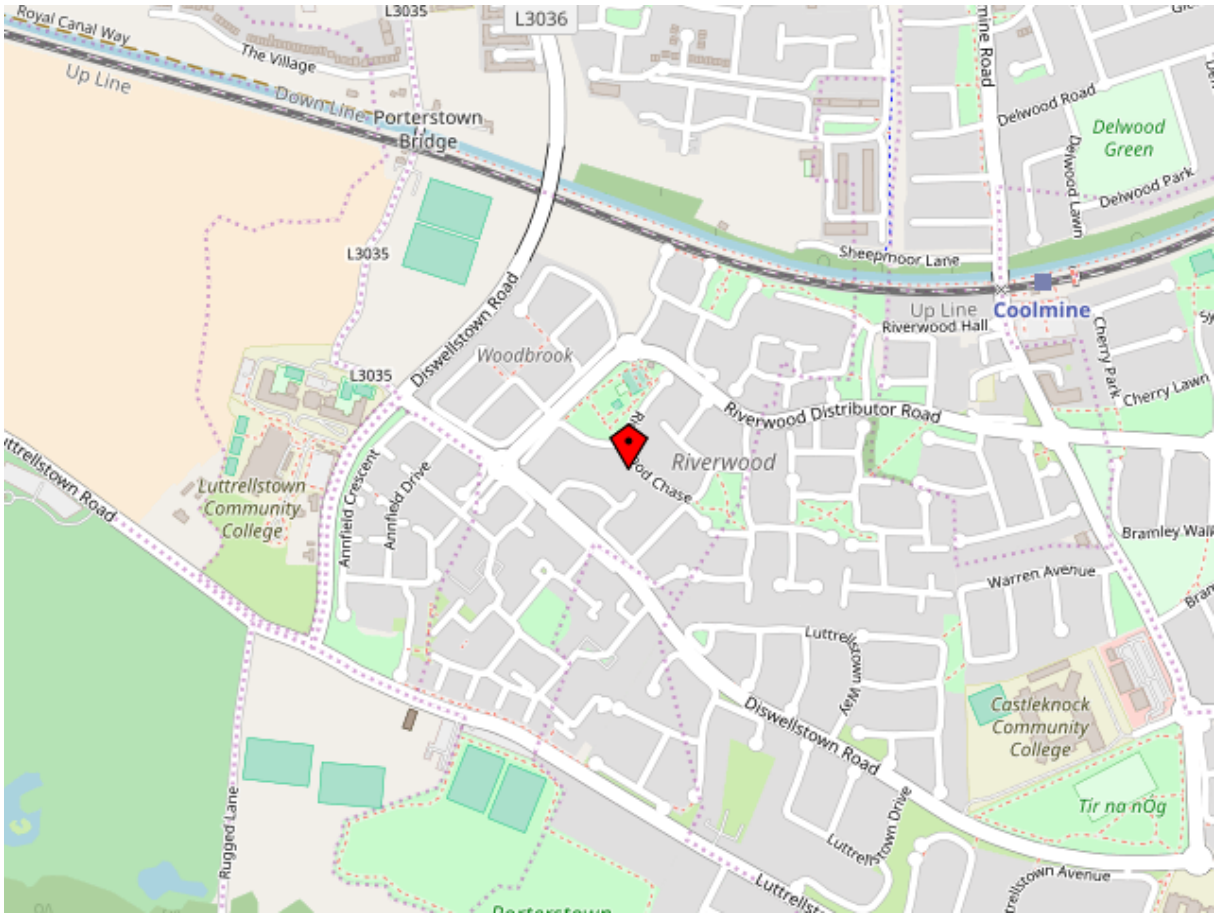




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