

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

28 Castleknock Ave
Castleknock
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 28 Castleknock Ave, a superb extended three-bed Detached family home strategically located on a mature cul de sac within five minutes walking distance of Castleknock train station. This superb residence enjoys a most central location in this mature and settled cul-de-sac just off Laurel Lodge Road and only a few minutes stroll from schools, shops and many local amenities. Although requiring modernisation and refurbishment, the property offers excellent potential for prospective purchasers to create a comfortable home to their own taste. On entering the property, one is immediately struck by the stunning Living room with double doors leading to the dining room ideal for a growing family. The bright and spacious accommodation of c105 Sq Mts has been lovingly maintained throughout the years with features to include a fully fitted extended kitchen with wooden floor and a guest toilet with shower cubicle, Porcelain tiling in the bathrooms and feature lighting in all rooms. The upstairs accommodation is exceptional boasting three double bedrooms all with fitted wardrobes and wooden floor and a fully fitted family bathroom with bath and shower over. Outside the property is further enhanced by a private and secure rear garden with a gated side entrance. To the front the driveway offers secure off-street parking for two cars. This superb location is much sought after due to its close proximity to Castleknock Village, Castleknock train station, the Blanchardstown Shopping centre and the M50/N3 motorway. Viewing is highly recommended.

A.M.V. €675,000

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

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Features

Superb extended three bed detached family home
Excellent potential for modernisation and refurbishment to create something special.

Large living room with feature fireplace and carpet floor.

Superb extended fitted kitchen with wooden floor and feature lighting.

Large dining room with carpet floor and double doors to living room.

Three double Bedrooms all with fitted wardrobes.

Fully fitted family bathroom with bath and shower over.

Security alarm system.

Fully landscaped Rear Garden with steel shed.

Superb location on mature road next to a large green area

Entrance Hall

Hall: Entrance Hallway (3.78m x 2.11m)
With wooden floor and alarm control panel.

Guest Toilet: (2.60m x 1.97m)

With porcelain tiled floor, shower cubicle, w.c. and w.h.b.

Living Room

Living Room: Living Room (4.38m x 3.53m)

Large living room with feature fireplace and carpet floor.

Double doors to dining room.

Dining Room

Dining Room: (3.41m x 3.08m)

Superb room with carpet floor and feature lighting.

Kitchen

Kitchen: Kitchen/ dining area (3.95m x 2.55m)

Extended fitted kitchen with ample wall and floor units.

Outside Features

Excellent back garden with side entrance.



Bedroom 1

Bedroom 1: Master Bedroom. (4.33m x 3.05m)
Large double bedroom with fitted wardrobes and wooden floor

Bedroom 2

Bedroom 2: Bedroom 2. (3.47m x 3.12m)
Large double bedroom with fitted wardrobes and wooden floor

Bedroom 3

Bedroom 3: Bedroom 3. (3.08m x 2.57m)
Double bedroom with wooden floor and built-in wardrobes.

Bathroom

Bathroom: Family Bathroom. (2.58m x 2.20m)
Fully fitted bathroom with bath with shower over.
Fully tiled floor and walls, w.c and w.h.b.



