

FEATURES:

- Decked Patio Area
- Barna Shed
- Mature Trees & Shrubs
- Gas Fired Central Heating
- Alarm



AMENITIES:

Only minutes walk to train station, bus stops, shops, family medical centre, playground, crèches, primary and secondary schools, etc. Phoenix Park (incl. Dublin Zoo and Farmleigh), Blanchardstown SC, supermarkets, Castleknock Village and M50 are all less than 10 minutes drive away. The City Centre, Dublin Airport and Heuston Station are also only a short distance.

Viewing by appointment only contact

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PRICE REGION €350,000

FOR SALE BY PRIVATE TREATY

**26 CHARNWOOD HEATH
CLONSILLA
DUBLIN 15**



Floor area c. 122 sq.m / 1306 sq.ft

Flynn and Associates are delighted to introduce this wonderfully well-appointed four bedroom house to the market. This property is presented in exceptional condition with the current owners having spared no expense. Comprising of an entrance hallway with guest w.c, warm spacious living room with solid wooden floors and archway leading to dining room.



The kitchen is fitted with wall and floor units and bright breakfast area. To the rear the private garden is laid out with raised decking, patio area, mature shrubs, lawn, barna shed and side entrance. Upstairs there are three double bedrooms (master en-suite), one single bedroom and main family bathroom. Charnwood is a much sought after development close to all local amenities, Clonsilla Train Station, Blanchardstown Shopping Centre, schools, restaurants as well as easy accessibility to M50 motorway and only a short commute to the City Centre.



ACCOMMODATION

Entrance Hall

Solid wood floor, radiator cover, guest w.c

Lounge

6.21m (20'4") x 3.65m (12'0")

Solid wood floor, gas fire with wooden surround, archway to dining room.

Dining Room

4.10m (13'5") x 2.85m (9'4")

Solid wood floor, double doors to rear garden, radiator cover, coving

Kitchen

7.72m (25'4") x 2.56m (8'5")

Excellent range of fitted press units, double doors to rear garden.

Utility

Plumbed for washing machine.

Bedroom 1

4.60m (15'1") x 2.90m (9'6")

Built in wardrobes, carpet flooring.

Ensuite

Comprising w.c, w.h.b, shower, tiled floor.

Bedroom 2

3.90m (12'10") x 2.70m (8'10")

Built in wardrobes, carpet flooring.

Bedroom 3

2.77m (9'1") x 2.63m (8'8")

Built in wardrobes, carpet flooring.

Bedroom 4

2.85m (9'4") x 2.65m (8'8")

Built in wardrobes, carpet flooring, arch window.

Bathroom

Comprising w.c, w.h.b and bath with tiled floor.