

For Sale By Private Treaty



**109 Castlefield Court**

**Clonsilla,  
Dublin 15**

**BER D2**

3 Bedroom Semi-Detached House  
c.97sq.m. / 1,045sq.ft.



**FINNEGAN  
Menton**



## Description:

The property benefits from being in a private cul-de-sac off the Clonsilla Road. A private driveway provides secure parking with side access through to the rear south facing garden and patio area complete with a barna style shed for additional storage.

This house has been completely re-painted and opens up to provide a large entrance hall way with guest toilet, a bright and spacious living room with a feature fireplace and window overlooking the front garden. The kitchen and breakfast area has tiled floors with wall and floor mounted pine kitchen units. The property is being sold with all kitchen appliances included. A utility room off the kitchen is fitted with a washing machine and space for a dryer. Upstairs are three bedrooms, one of which is a master ensuite, each bedroom has fitted wardrobes. Situated on the landing is the hotpress providing additional storage with shelving. The family bathroom has a large bath with shower, toilet and sink unit.



## Location:

Castlefield Court is situated off Clonsilla Road which is excellently located adjacent to a host of local schools, shops, the vital N3 and M50 Road network with shopping amenities in Blanchardstown Shopping Centre and retail park. The property is within a 10 minute walk of Clonsilla train station with direct access to Dublin City Centre.

## Features:

- A well presented 3 bed family home c.1,045sq.ft.
- Situated in a Private Cul de Sac.
- Master ensuite
- South facing rear garden
- Large kitchen and breakfast area.
- Fully fitted kitchen.
- Utility room.
- Attic storage with hatch
- Private parking with driveway.
- Large living room with feature fireplace.
- Downstairs guest toilet.
- Cable tv and telephone points
- Positioned just a 10 minute walk from Clonsilla Train Station.
- Close to shops, schools, bus links and Blanchardstown Shopping Centre.

Floor Area: c.97sq.m. / 1,045sq.ft.

## Entrance Hall

c.4.75m x 1.81m

Carpet flooring, recessed lighting, fuse board, coving, under stairs storage.

## Guest W.C.

Wc, whb, tiled floor, window.

## Living Room

c.5.28m x 3.43m

Carpet, marble fire place, gas fire inset, coving and central rose, UPC Tv point. Double door to entrance hall.

## Kitchen

c.3.38m x 2.45m

Tiled flooring, pine fitted kitchen unit incorporating oven double Whirlpool electric hob, stainless steel kitchen sink, wall and floor mounted units, stand-alone dish washing unit, small fridge / freezer, Pine wood ceiling with spot lighting.

## Dining Area

c.5.41m x 3.23m

Tiled flooring. French doors open to rear garden. Tv point on wall. Intercom system.

## Utility Room

c.1.26m x 1.38m

Gas boiler, washing machine, Lyra flooring, space for Dryer, timer for boiler.

## Bathroom

c.1.80m x 1.96m

Lyra flooring, white suite including wc, whb, bath, telephone head shower, part tiled walls and window.

## Bedroom 1 (Back)

c.3.34m x 3.81m

T&G Timber floor, fitted wardrobe units, UPC TV point, spot lighting, telephone point. Window overlooks rear garden.

## Ensuite

c.1.95m x 1.42m

T&G floor, part tiled walls, wc, whb with splash back shower tray, pumped power shower, window, Kristal glass shower doors.

## Bedroom 2 (Front)

c.2.81m x 2.96m

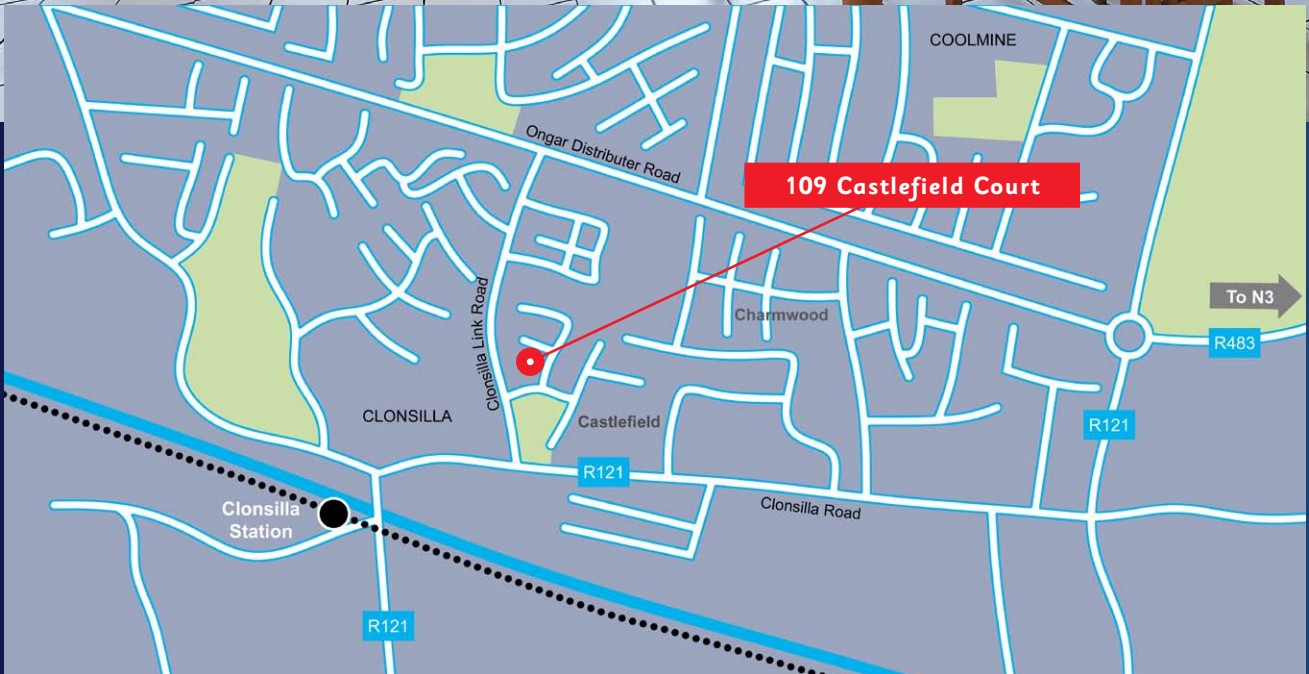
Window overlooking front garden, carpet, fitted wardrobes Double room.

## Bedroom 3 (Front)

c.2.50m x 2.52m

Carpet, wardrobe and storage shelves, half moon shaped window, single bedroom or study.





### Heating:

Natural gas fired central heating.

### Car Parking:

Driveway space for 1 car.

### BER:

B.E.R.: D2 263.35kWh/m<sup>2</sup>/yr  
B.E.R. Number: 107285314

### Viewing:

By appointment only with sole agents Finnegan Menton  
Contact David Rowe on 01 614 7900

### Price:

On Application.



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