



**For Sale** *By Private Treaty*

**1 Glenville Way  
Clonsilla  
Dublin 15  
D15YTT2**



Scan to view Property

**4 Bedroom | 2 Bathroom | Semi - Detached | 128 Sq.M/1378 Sq.Ft**

**Guide Price: €495,000**





## Description

Ray Cooke Auctioneers are delighted to introduce this bright and spacious, extended four-bedroom semi-detached family home with garage ideally positioned on a large corner site with massive potential situated in the extremely sought-after location of Glenville Way in Clonsilla, Dublin 15.

Glenville Way is situated close to a wealth of amenities including schools, shops and recreational facilities. Nearby amenities include Castleknock Golf and Country Club, St. Brigid's GAA Club, Castleknock Lawn Tennis Club, Blanchardstown and Roselawn Shopping Centres, and the Phoenix Park which offers many outdoor pursuits. The area is well-served by public transport: Dublin Bus provides a regular service for the area; and Castleknock train station is approximately a 5-minute walk away. The M50, which provides access to the national road network, is just a few minutes' drive away.

Airy and light filled interior living accommodation of c. 128 sqm/ 1378 Sqft comprises of large storm porch, entrance hallway, spacious lounge with feature fireplace with double doors leading into a sitting room to rear, open plan fully fitted kitchen/dining room, guest WC/wet room with access to rear and garage, utility room and an extended conservatory to the rear all located on the ground floor. Upstairs hosts three double bedrooms, one single bedroom and main fully tiled family bathroom with shower. No 1 also has the added benefit of a front driveway, side garden with a side entrance leading into a stunning sunny rear garden and a garage with scope to convert.

This properties new owner will have the opportunity to apply their own stamp and lay down roots in one of Dublin 15's most sought after and family oriented locations. An opportunity not to be missed: Call Ray Cooke Auctioneers today for further information or to arrange viewing!!

## Features

- c.128 Sq.M /1378 Sq.Ft
- BER F
- 4 bed 2 bath
- Semi Detached family home
- Garage with scope to convert
- Large corner site with massive potential
- Development opportunity
- Oil fired central heating
- Front driveway
- Large sunny rear & side garden
- Generous sized bedrooms with fitted wardrobes
- Extended to rear
- Double glazed windows throughout
- Utility room
- Cul de sac location
- Mature & sought after location
- Excellent primary & secondary schools in the area
- Easy access to M50 motorway
- Bus routes and train station to City Centre close by
- Walking distance of Castleknock and Blanchardstown Villages
- Early viewing highly advised!!





## Accommodation

### Entrance Hall

3.9m x 2.8m

Solid timber flooring with access to lounge and kitchen. Carpet to stairs.

### Lounge

4.9m x 3.5m

Lounge to the front of the property with carpet to floor, fire place and access to Living room.

### Living

3.4m x 3.6m

Living room to the rear of the property with carpet to floor.

### Kitchen

4.2m x 2.8m

Fully fitted kitchen with eye and floor level units, tiled flooring and access to utility room, guest bathroom and rear garden.

### Utility Room

2.1m x 1.3m

Lino to floor and access to the Garage.

### Guest Bathroom

1.6m x 2.0m

Fully fitted with w.c, whb, shower and tiled flooring.

### Garage

5.0m x 2.3m

Stone flooring

### Bedroom 1

2.4m x 3.2m

Double room to the rear of the property and carpet to floor.

### Bedroom 2

4.5m x 3.2m

Double room to the front for the property with carpet to floor.

### Bedroom 3

3.7m x 3.2m

Double room to the rear for the property with carpet to floor.

### Bedroom 4

2.3m x 2.1m

Single room to the front for the property with carpet to floor.

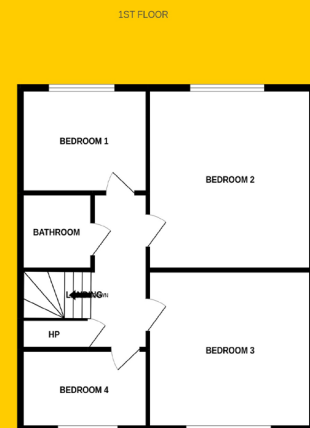
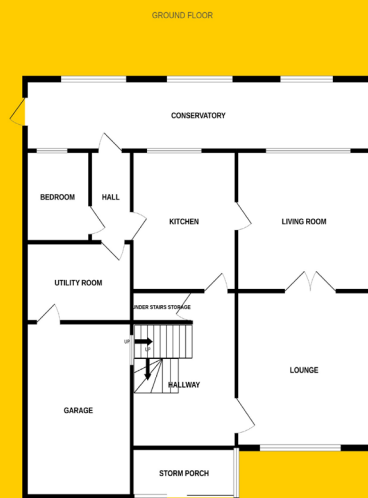
### Bathroom

1.7m x 2.3m

Fully fitted with w.c, whb, shower and fully tiled.



## Floor Plans



## Negotiator

**John Sullivan**

01 699 5050 or 086 046 9458

Email: [john.sullivan@raycooke.ie](mailto:john.sullivan@raycooke.ie)



## Viewing

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

**Ray  
Cooke.**  
Financial Services

For further information or advice,  
Please call: **01 40 30 720 or 087 99 44 036**

## Mortgages

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

**Ray  
Cooke.**

## Residential & Commercial Property Advice

Sales | Lettings | Property Management | Valuations | Mortgages



These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.