



**For Sale** By Private Treaty

11 Beverly Avenue  
Knocklyon  
Dublin 16  
D24 RHY1

3 Bedroom | 2 Bathroom | Semi Detached | 127sq.m

**Guide Price: €495,000**



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# Description

RAY COOKE AUCTIONEERS take great pleasure in introducing this magnificent, extended three bedroom semi detached property to the market ideally positioned within the quaint cul de sac of Beverly Avenue in the heart of Knocklyon, Dublin 16. Knocklyon is, and always has been, "the place to be" for young families looking to lay down roots in well established surroundings with a wealth of amenities on your doorstep. Beverly is in the catchment area for the esteemed St. Colmcille's Primary & Secondary Schools whilst also finding itself within walking distance of Knocklyon Shopping Centre, Knocklyon United FC and Ballyboden St. Endas GAA Club. On a transport note there is a choice of bus routes directly to the front of the development and the M50 Motorway is only a stone's throw away.

Internal living accommodation spans to c. 127 sq.m and downstairs comprises of entrance porch, lounge, kitchen/dining room with separate utility space and an extended rear family room. Upstairs you will find three bedrooms, the family bathroom, master bedroom ensuite and converted attic space which currently houses an additional guest bedroom but would suit a variety of uses. The peaceful cul de sac suits growing families down to the ground. The concrete driveway offers off street parking and the sunny rear garden boasts a raised sun-trap area recently finished in composite decking.

Recent sales in Beverly have been snapped up and there is likely to be no change here. Immediate interest will be seen from a range of first time buyers and upsizers alike - Register viewing interest today.

## Features

- c. 127 sq.m
- BER C2
- 3 bed/3 bath
- Double glazed windows
- Gas fired central heating
- Upgraded gas boiler
- Fully fitted kitchen
- Separate utility space
- Additional rear family room
- Three bedrooms on first floor
- Family bathroom and master ensuite on first floor
- Converted attic space currently housing a guest bedroom but would suit a variety of uses
- Sunny, low maintenance rear garden
- Raised sun-trap area recently finished in composite decking
- Barna storage shed
- Concrete driveway with off street parking
- Mature and established development
- In the catchment area for St. Colmcille's Primary & Secondary Schools
- Knocklyon Shopping Centre within walking distance
- M50 Motorway 3 minutes by car
- Ideal for both first time buyers and upsizers alike



## Accommodation

### Front

Peaceful cul de sac. Concrete driveway for off street parking.

### Entrance Porch

1.65m x 1.47m

Gives way to lounge.

### Lounge

3.22m x 5.45m

Timber flooring. Feature fireplace. Gives access to inner hallway.

### Inner Hallway

2.39m x 1.56m

Gives access to utility room, kitchen/dining room and staircase to first floor.

Kitchen 3.44m x 2.47m

Dining Room 3.44m x 2.97m

Fitted L-shaped kitchen with a range of high and low level units. Timber flooring. Open archway to extended family room.

### Family Room/Sun Room

5.11m x 3.33m

Extended room to the rear of the property. Timber flooring. Vaulted ceiling. Patio doors to rear garden.

### Bedroom 1

4.16 x 2.51m

Double bedroom to the front of the property. Carpet to floor. Built in wardrobes.

### Bedroom 2

3.22m x 2.84m

Double bedroom to the front of the property. Carpet to floor. Built in wardrobes.

### Bedroom 3

3.44m x 3.83m

Master bedroom to the rear of the property. Carpet to floor. Built in wardrobes. Access to ensuite (1.46m x 2.17m)

### Converted Attic

Staircase from landing. Timber flooring. 2 x sky light. Eaves storage.

### Bathroom

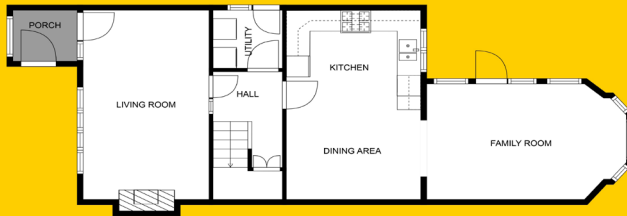
2.82m x 1.52m

Fully tiled. Fitted with wc, whb and bath with shower.

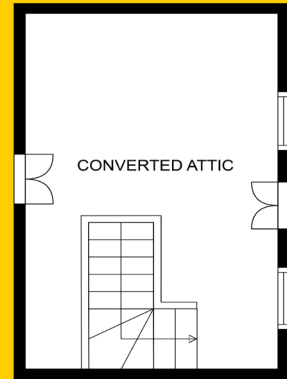
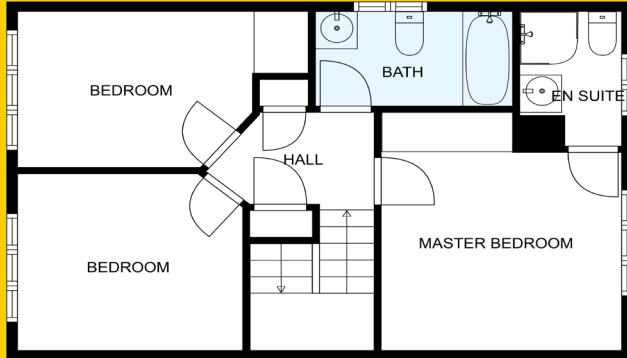
### Rear

Sunny rear garden. Low maintenance with raised sun-trap area recently finished in composite decking. Barna storage shed.





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## Negotiator

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## 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.

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