



For Sale By Private Treaty

13 Elmcastle Park
Kilnamanagh
Dublin 24
D24 V02V

4 Bedroom | 3 Bathroom | Semi Detached | 120sq.m

Guide Price: €395,000



Scan to view Property



Description

RAY COOKE AUCTIONEERS are ecstatic to present this four bedroom semi detached family home to the market ideally tucked away within Elmcastle Park, Kilnamanagh. Elmcastle is enviably located within a short stroll of Kilnamanagh Shopping Centre, soccer & GAA pitches and the Kingswood Luas stop. A host of other essential amenities are all very easily accessible including a choice of primary & secondary schools, The Square Shopping Centre, Tallaght Hospital, a variety of bus routes and the M50 Motorway.

Bright and airy internal living accommodation spans to c. 120 sq.m and is made up as follows; Ground floor - Storm porch leading to entrance hallway, under stairs wc, lounge, kitchen/dining room and large double bedroom with ensuite. First floor - Three further bedrooms with main family bathroom and landing staircase leading to converted attic space. No. 13 is a most spacious blank canvas, with wonderfully versatile living space, and ready for its new owner to step in and apply their own stamp. The gated front is low maintenance in cobble lock and offers space to park a couple of cars. The equally low maintenance rear comes with a block shed and further enhanced by a sunny westerly aspect. Prime for any first time buyer or for growing families looking to trade up and lay down roots in one of Dublin 24's more mature and sought after pockets.

Features

- c. 120 sq.m
- BER E1
- Phonewatch alarm system
- Double glazed windows and doors
- Gas fired central heating
- Extended front porch
- Under stairs guest wc
- Large family lounge
- Fully fitted kitchen
- XL ensuite bedroom on ground floor
- Three bedrooms and family bathroom on first
- Converted attic space which would suit a variety of uses
- Cobble lock gated front driveway
- Space to park two cars
- Low maintenance paved rear
- Block storage shed
- Sunny westerly rear aspect
- St. Kevin's, The Luas & Kilnamanagh Shopping Centre within a stone's throw
- M50 Motorway easily accessible by car
- ideal for any first time buyer or growing family looking to move back to the area



Accommodation

HALLWAY

Carpet to stairs and landing, access to lounge, kitchen and guest wc.

LOUNGE

Bright large lounge with carpet floors and feature fireplace.

KITCHEN

Fitted kitchen with high and low level units, laminate floors, access to rear and master bedroom.

BEDROOM 1

Master bedroom located on the first floor with laminate flooring and access to ensuite.

BEDROOM 2

Double bedroom to the rear of the property, carpet to floors and built in wardrobes.

BEDROOM 3

Double bedroom to the front of the property, carpet to floors and built in wardrobes.

BEDROOM 4

Single bedroom to the front of the property, carpet to floors and built in wardrobes.

BATHROOM

Full fitted bathroom with wc, whb and bath, tiled floors and partly tiled walls.

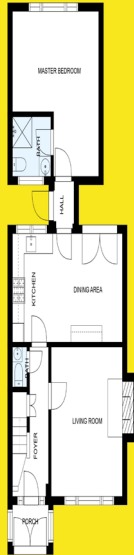
ATTIC

Converted attic space with carpet floors.

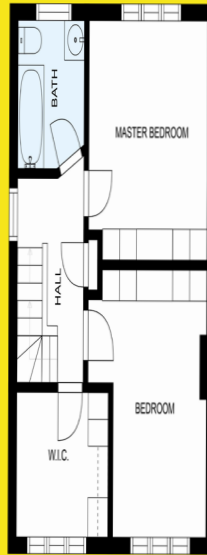
REAR

Sunny westerly rear aspect and block shed.

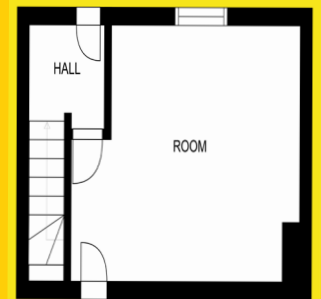




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Negotiator

Ross McHugh
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Ross@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: 01 687 5800 or 086 7788498

Mortgages

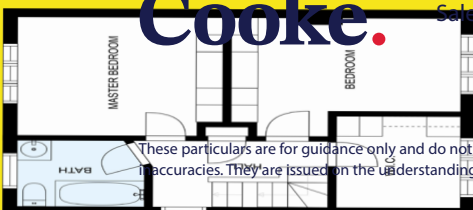
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