

# Hamptons

INTERNATIONAL



**3 Riverwood Square, Castleknock, Dublin 15, D15**

3  3  1 

GUIDE PRICE




**£520,000**

**(€600,000)**

## Property details



### Attributes

-  **Near golf course**
-  **Private parking**
-  **Garden**

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## Description

3 bedroom house for sale DNG presents 3 Riverwood Square to the market with great pleasure. This impressive, former showhouse (larger than average), double-fronted, three-bed, two-storey, semi-detached, family home is ideally located within the Riverwood Square development. This magnificent, light-filled family home is immaculately presented throughout and maintained to exacting standards by its owners. This property is sure to please even the most discerning of buyers. Features include ultra-modern fixtures and fittings throughout, with a luxurious kitchen and bathrooms. An array of features combine to ensure this 'A' rated house has lower energy usage and higher levels of comfort, including exceptionally high levels of insulation, high-performance windows and doors and a highly efficient air-to-water heat pump. It offers light-filled and exceptionally proportioned accommodation throughout. The accommodation comprises a spacious entrance hallway with a guest toilet, an inviting living room, an open-plan kitchen / dining room with a complementing utility room all on the ground floor level. On the first floor there are three generously proportioned bedrooms (master en-suite) and a main family bathroom. The layout and interior finish will make this property a popular choice for busy families looking for a turn-key solution in this sought-after and convenient location. Externally is a well-appointed rear garden, which can be accessed by the side-pedestrian passage or through the double patio doors from both the living room and kitchen / dining room. The garden benefits from an easterly orientation. It is dressed with patio flagstones and high-grade synthetic grass. To the front is designated off-street parking for one car. Additional parking is available by means of several parking bays around the development. Riverwood Square has many amenities within walking distance including Coolmine Train Station, which is just a 10-minute walk. An excellent bus route also services Riverwood Square, allowing easy access to the City Centre and beyond. A new DART line is also announced that will service Coolmine train station, which will provide even further transport facilities in the area. Carpenterstown Shopping Centre is just a short stroll from your doorstep and both Blanchardstown and Castleknock villages are approximately a 5-minute drive. The Phoenix Park, Blanchardstown Shopping Centre, Castleknock Golf and Country Club, Castleknock Lawn Tennis Club, M50, M3 and Dublin Airport are all within easy reach. Riverwood Square is also in the catchment for Castleknock Community School and St. Patrick's National School as well as Scoil Thomas (School admission policies can change and must be verified). This family home will impress on so many levels. Viewing comes highly recommended.

**Entrance Hallway** Spacious entrance hall with quality herringbone wood flooring. **Living Room** An inviting, dual-aspect room that runs the depth of the house. Quality herringbone wood flooring. Double patio doors lead to the rear garden. **Kitchen / Dining Room** Dual-aspect, open-plan room which runs the depth of the house with quality herringbone wood flooring. The kitchen has a good selection of stylish floor and overhead cabinets, beautiful Carrara Quartz worktops and hob splashback, and a range of quality Indesit integrated appliances. Double patio doors lead to the rear garden. **Utility Room** Plumbed for a washing machine. **Downstairs Toilet** Comprises a toilet and a wash hand basin. A frosted window provides natural ventilation and light. **Landing** Landing window provides abundant natural light. **Bedroom 1 (Master)** With open fitted shelving and railings. **En-Suite** Beautifully finished with tiled flooring and partly tiled walls. Comprises a toilet, wash hand basin, and a large, luxurious rainfall shower. Heated towel rail. A frosted window provides natural ventilation and light. **Bedroom 2** Double bedroom with a fitted triple wardrobe. **Bedroom 3** Good size single bedroom. Access to the attic. **Family Bathroom** A modern family bathroom with tiled flooring and partly tiled walls. Comprises of a toilet, wash hand basin and bath with shower. Heated towel rail. A frosted window provides natural ventilation and light.











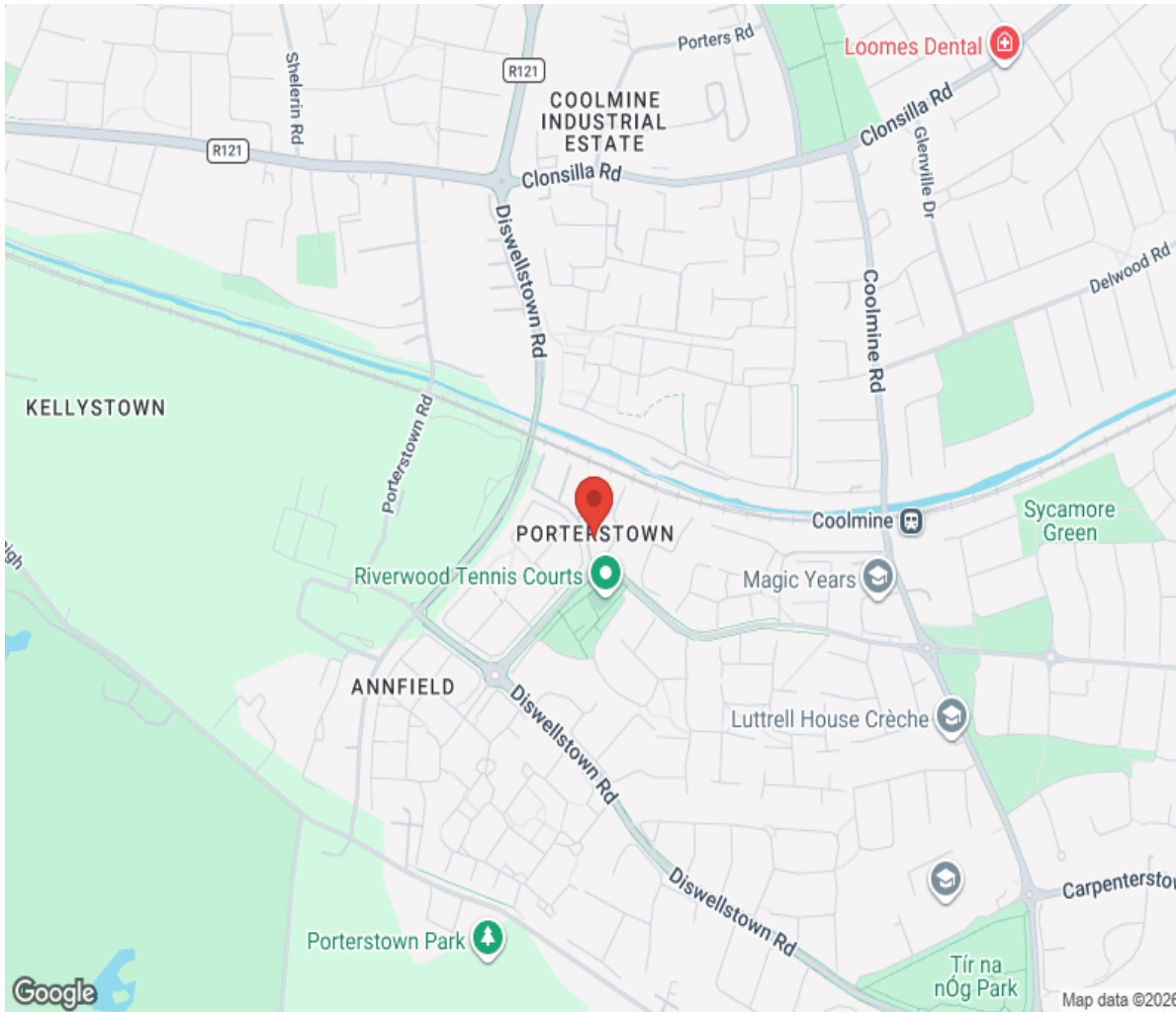


# Floor plan

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# Location



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