

Hamptons

INTERNATIONAL



13 Ashleigh Grove, Castleknock, Dublin 15, D15TW94

4  3  3 

GUIDE PRICE

£720,000

(€825,000)

Property details



Attributes

 Garden

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Description

4 bedroom house for sale DNG are delighted to present 13 Ashleigh Grove to the open market. Situated just off the Castleknock Road, this attractive family home is wonderfully nestled in a quiet enclave of only twenty-one detached houses within a highly sought-after, mature development. It is just a short stroll from Castleknock village, and boasts that all-important southwest-facing rear garden. This light-filled, extended family home has been very well maintained by its current owners. This wonderful family home will please even the most discerning buyer. It offers light-filled and exceptionally proportioned accommodation throughout. The accommodation comprises a spacious entrance hallway, living room, dining room, a kitchen/breakfast/family room and a downstairs toilet completes the ground floor. On the first floor you will find four bedrooms (master en-suite) and a main family bathroom. The layout and the overall immaculate condition of this family home will make this property a popular choice for busy families looking for a home with many redeeming attributes. Externally are beautifully appointed grounds and gardens. The rear garden stretches 12m (39ft) in length and benefits from a southwesterly orientation. The garden is partly laid in lawn, with mature trees and shrubbery along the solid-wall boundaries. An extensive patio with a feature pergola provides an idyllic space for al-fresco entertaining. A steel shed offers convenient, external storage space. Being a detached property, this home benefits from two side passages leading to the front garden, which has a cobblelock driveway comfortably fitting two cars. Ashleigh Grove is a quiet cul-de-sac located approximately a 12-minute walk from Castleknock Village, which offers numerous amenities, including Lidl, Spar, pharmacies, cafes, bars and restaurants. There is an excellent choice of both primary and secondary schools, including St Bridget's National School, Castleknock Educate Together, Scoil Thomais, Mount Sackville and Castleknock College (School admission policies are subject to change and should be verified). Accessed through a lovely park at Laurel Lodge, Castleknock Train Station is just approximately a 6-minute walk from your doorstep, as well as having the No. 37 & 38 bus servicing Castleknock Road, providing unrivalled access to the city centre. There is also easy access to the M50 and N3, as well as Dublin airport, if travelling further afield. The magnificent Phoenix Park is also within walking distance. Viewing of this family home is an absolute must.

GROUND FLOOR Entrance Porch Entrance Hallway With a wood floor and under stairs storage. Living Room An inviting bay window room with a feature fireplace. Double doors open into the dining room Dining Room Double doors open into the family room area. Kitchen / Breakfast / Family Room An open-plan room with an extensive fitted kitchen incorporating fitted and integrated appliances. Recessed spot lighting and wood flooring. Double patio doors lead to the rear garden. Downstairs Toilet With a toilet and wash hand basin. A frosted window provides natural light and ventilation.

FIRST FLOOR Landing With a hot linen press and attic access. Bedroom 1 With floor to ceiling fitted wardrobes and bedroom storage. En-Suite Fully tiled suite comprising; toilet, wash hand basin and shower. A frosted window provides natural light and ventilation. Bedroom 2 With wood floor boards and a fitted wardrobes and bedroom storage. Bedroom 3 Bedroom 4 With wood flooring. Family Bathroom Fully tiled suite comprising; toilet, wash hand basin, and a deep-plung bath with shower. A frosted window provides natural light and ventilation.







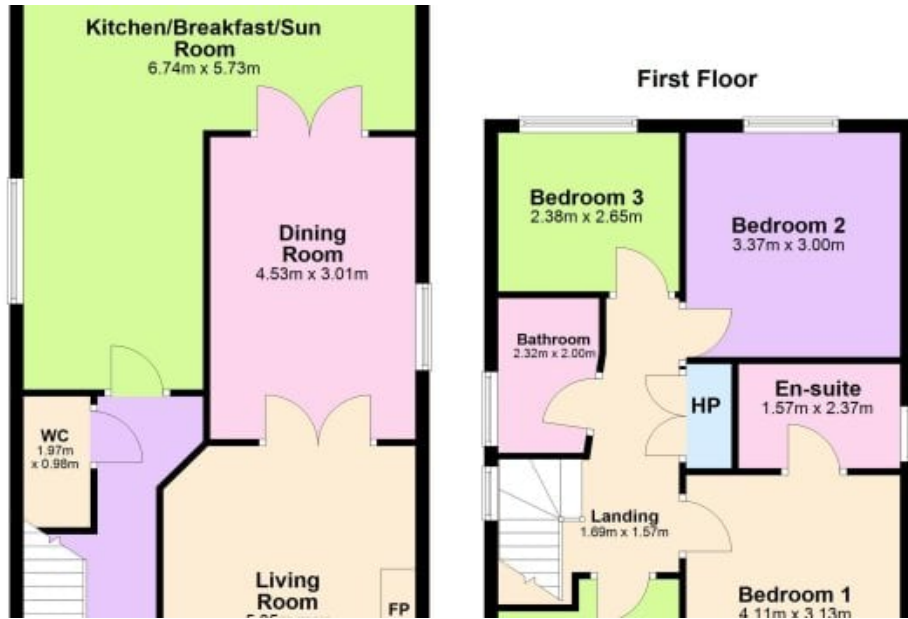




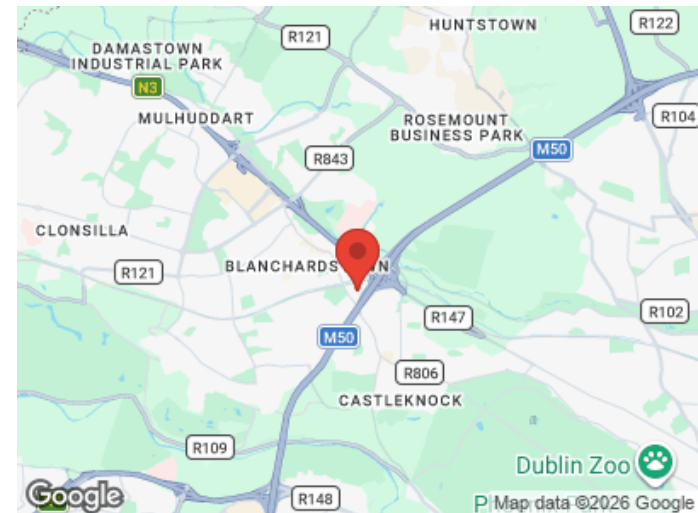
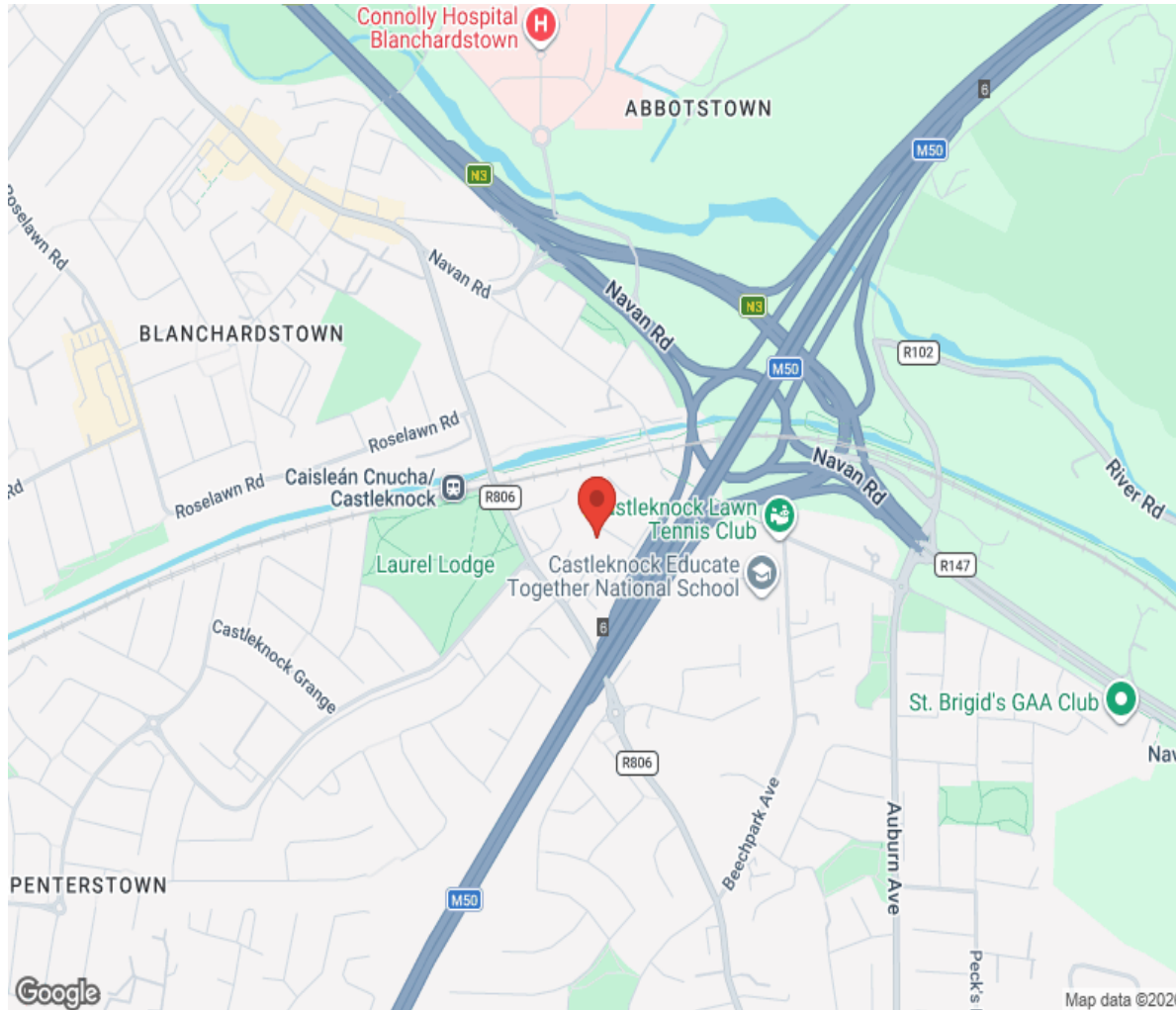




Floor plan



Location



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