

T: 558 6820 E: sales@mullenkelly.ie



#### Location

This home in Castlegrange is situated within easy access to local amenities including primary and secondary schools. The area is well serviced by public transport including bus and rail. The local shops at Ongar and Clonsilla villages are a short walk away. The property is within easy access to Blanchardstown Shopping Centre, the National Aquatic Centre and local sporting facilities.



Thinking of selling?

CALL 558 6820

Mullen Kelly 6 Marine Road, Dun Laoghaire, Co. Dublin.  
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PSRA Lic. 003306

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## 3 Castlegrange Park, Clonsilla, Dublin 15.

FOR SALE BY PRIVATE TREATY



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## 3 Castlegrange Park, Clonee, Dublin 15.



The sheer quality of the home is evident from the moment you walk through the front door. Upon entry you are greeted by a welcoming living room with feature fireplace and walnut laminate flooring. The walnut flooring is continued through the hall. The open plan kitchen and dining is spacious and features walnut and cream cabinets with modern wall tiles. The rear garden has a generous decked patio ideal for those summer BBQ's.

### FEATURES

Beautifully presented home  
Large living room with feature fireplace  
Walnut laminate flooring  
Gas fired central heating  
Open plan kitchen and dining  
Modern kitchen with a wide range of cupboards and storage  
Alarm  
Spacious 102 m<sup>2</sup> / 1098 ft<sup>2</sup>

**Agent:** Muriel Kelly  
**Viewing:** By appointment

### Accommodation

**Living Room**  
5.15m x 3.70m  
Spacious with feature fireplace and walnut laminate flooring.

**Kitchen**  
4.80m x 2.91m  
Modern with ample storage and velux window.

**Dining**  
2.21m x 2.86m  
French doors leading out to garden.

**Bedroom 1**  
4.15m x 2.80m  
Large double bedroom with built-in wardrobes and laminate wood flooring.

**Ensuite**  
2.10m x 1.47m  
Shower, toilet and whb. Walls partially tiled.

**Bedroom 2**  
4.88m x 2.6m  
Laminate wood flooring with built-in wardrobes.

**Bedroom 3**  
3.29m x 2.12m  
Laminate wood flooring.

### BER DETAILS:

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