

DUFFY

AUCTIONEERS

VALUERS, SALES & LETTING AGENT
MIPAV, PSRA Lic. No. 001325

For Sale By Private Treaty

35 Aldemere Drive
Clonsilla
Dublin 15



Situated in this mature and well established enclave of spacious family homes lies No 35, a handsome four bedroom semi-detached property which is presented in impeccable condition throughout. This wonderful family home enjoys a most central location in this quiet and settled cul-de-sac just off Clonsilla road and only a few minutes stroll from Clonsilla train station. Well proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. On entering the property one is immediately struck by the light filled living room with separate dining room, ideal space for a growing family.

The bright and spacious accommodation of c1250 Sq ft has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, wooden floors in all reception areas, a large fitted shaker style kitchen/dining area with integrated appliances, Porcelain tiling in the bathrooms and feature lighting in all rooms. The upstairs accommodation is exceptional boasting four large bedrooms with master en-suite and a family bathroom. Outside the property is further enhanced by a private and secure rear garden with a wonderful sunny orientation. To the front there is a drive with secure off street parking.

This superb location is much sought after due to its close proximity to Clonsilla Village, the Blanchardstown Shopping centre and the M50/N3 motorway.

This property has to be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

A.M.V. €339,000

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Features

Superb location within walking distance of Clonsilla Station.
Quiet cul-de-sac overlooking large green area.
In showroom condition with many extras included in sale
Stunning living room with feature fireplace and wooden floor.
Four superb bedrooms with built in wardrobes and master en-suite.
Fully fitted kitchen with a host of integrated appliances.
Wooden floors in reception areas.
Security alarm system with panic button.
Wooden double glazed windows
Gas Central Heating
Fully landscaped Rear Garden with side access.

Entrance Hall

(15.63 x 6.35) (4.76m x 1.93m)
W(5.96 x 3) (1.81m x 0.91m)
Fully tiled with w.c and w.h.b..
ith wooden flooring alarm and control panel.

Living Room

(16.59 x 12.57) (5.05m x 3.83m)
Stunning living room with feature fireplace and wooden floor.

Dining Room

(15.21 x 9.56) (4.63m x 2.91m)
Large dining room with wooden floor and patio doors to the back garden

Kitchen

Kitchen (21 x 9.12) (6.40m x 2.77m)
Fully fitted shaker style kitchen with ample wall and floor units. Tiled splashback. Large work surface and a host of integrated appliances.



Bedroom 1

(16.31 x 11.30) (4.79m x 3.44m)

Stunning master bedroom with fitted wardrobes with wooden floor.

Ensuite

(7 x 4.75) (2.13m x 1.44m)

Large en-suite fully tiled with shower cubicle, w.c and w.h.b.

Bedroom 2

(13 x 9.55) (3.96m x 2.91m)

Large double bedroom with built in wardrobes and wooden floor.

Bedroom 3

(9.48 x 9.33) (2.88m x 3.84m)

Large double bedroom with wooden floor and fully fitted wardrobes.

Bedroom 4

(9.66 x 7.67) (2.94m x 2.33m)

Single bedroom with built in wardrobes and wo

Bathroom

(5.89 x 5.69) (1.79m x 1.73m)

Fully fitted bathroom with fully tiled floor and walls. Bath, w.c and w.h.b.



