

DUFFY

AUCTIONEERS

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MIPAV, PSRA Lic. No. 001325

For Sale By Private Treaty

22 Castlegrange Dale
Clonee
Dublin 15



Duffy Auctioneers takes great pleasure in presenting to the market No 22 Castlegrange Dale Clonee. This superb three-bedroom family home comes to the market in excellent condition and is beautifully positioned overlooking a large green. This large family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1238sq ft. Accommodation briefly comprises of entrance hallway with wooden floor, stunning living room with feature fireplace and wooden floor, a wonderful designer fitted kitchen/dining area with tiled floor and patio doors to landscaped back garden with deck. Off the kitchen there is a utility room with tiled floor and extra storage next to the guest toilet. The upstairs accommodation is exceptional boasting three large bedrooms with two en-suite bathrooms and a family bathroom. The top floor of the property is dedicated to the master suite comprising of a large double bedroom with fully tiled en-suite bathroom and a walk-in dressing room with extensive storage on both sides of the room. This superb location is only minutes away from all local amenities and services including Clonsilla station, the Blanchardstown Shopping Centre, the M50/N3 Motorway and a host of local amenities such as schools, shops, and frequent public transport links to the city centre. Viewing is highly recommended.

A.M.V. €290,000

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Features

Stunning three bedroomed family home C 1238.Sq ft.
Three large double bedrooms with two en-suite bathrooms.
The top floor has a stunning master suite with walk in dressing room.
Designer fitted kitchen with tiled floor and splashback
Large Living room with feature fireplace.
Wooden Floors in all reception areas.
Gas Fired Central Heating.
Double Glazed windows.
Fully landscaped back garden with deck.
Built in wardrobes in all bedrooms.
Excellent location within walking distance of Clonsilla station.

Entrance Hall

Entrance hallway 11.10 x 4.36 (3.38m x 1.32m)
Entrance hallway with wooden floor and alarm control panel.

Living Room

Living room 18.71 x 10.04 (5.39m x 3.13m)
Large bright room with wooden floor and feature fireplace, double doors leading to kitchen/diner.

Kitchen

Kitchen/Dining area 13.87 x 13.12 (4.22m x 3.99m)
Fully fitted high gloss kitchen with tiled floor, ample wall and floor mounted units.
Dining area with patio doors to back garden.

Utility Room

Utility Room 5.22 x 3.49 (1.57m x 1.06m)
Extra storage for white goods, tiled floor.

Guest toilet 5.08 x 3.23 (1.54m x 0.98m)
With tiled floor, w.c & w.h.b.

Outside Features

Large rear garden with deck.



Bedroom 1

Master Suite

Stunning master suite consisting of a large double bedroom with en-suite bathroom and a walk-in dressing room with ample storage on both sides

Bedroom 1 13.57 x 12.84 (4.13m x 3.91m)

Beautiful double bedroom with carpet floor and built in dressing table with storage.

Walk-in Wardrobe 13.32 x 7.71 (4.05m x 2.35m)

Carpet floor with built in units on both sides

Ensuite

En-suite 8.33 x 5.26 (2.53m x 1.60m)

Tiled floor, shower, w.c. & w.h.b.

Bedroom 2

Bedroom 2 13.23 x 9.06 (3.72m x 2.76m)

Double bedroom with fitted wardrobes and carpet floor

En-suite 6.90 x 4.14 (2.10m x 1.26m)

Tiled floor, shower, w.c. & w.h.b.

Bedroom 3

Bedroom 3 13.72 x 8.58 (4.18m x 2.61m)

Double bedroom with fitted wardrobes and carpet floor.

Bathroom

Family Bathroom. 6.88 x 6.17 (2.09m x 1.88m)
Tiled floor, part tiled walls, bath with shower over, w.c. & w.h.b.



