

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

1 Oakview Rise
Clonsilla
Dublin 15



Stylishly appointed to an exacting high standard and presented in superb condition offering quality fittings throughout this stunning four/five bed detached property is superior in every respect. An excellent opportunity to acquire this beautifully presented property that has been totally refurbished and upgraded by its present house-proud owners offering a stylish and contemporary home to any discerning purchaser. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 2000 sq. ft. This superb enclave of spacious family homes is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre, Clonsilla Station and The M50/N3 Motorway. Accommodation briefly comprises of entrance hall with wooden floor, large living room with wooden floor and feature fireplace and an open plan dining room. Next door you have a stunning newly fitted designer kitchen/dining room with wooden floor and double doors to the extensive back garden with side entrance. Beside the kitchen you have a utility room with extra storage and separate guest toilet. Off the dining area there is a superb lounge that extends to over twenty-five ft currently being used as a children's play room. The upstairs accommodation is exceptional boasting four large bedrooms with master en-suite and a walk-in dressing room. Next door you have a newly fitted family bathroom with bath and shower over. Outside: Secure off-street parking for three cars. The large rear garden is private with a double side entrance and large paved area with block built shed. This fine family home has to be seen to be fully appreciated and is sure to appeal to a wide audience.

A.M.V. €449,000

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Features

Bright and spacious Four/Five-bed detached property C
2000 Sq. Ft.
Excellent location on large corner site with secure area to
the side and rear entrance for van/car.
Totally refurbished to a very high standard
Newly Designer fitted Kitchen.
Newly fitted Bathrooms including en-suite
Newly fitted master suite with walk in dressing room and
en-suite bathroom
New heating system with new plumbing, wiring and
insulation.
Four large bedrooms with master en-suite.
Open plan living/dining room with wooden floor and feature
fireplace.
Stunning kitchen/dining area with wooden floor and island
unit.
Separate lounge with wooden floor
Double-glazed windows.
Security Alarm system.

Entrance Hall

Entrance Hallway

7.13m x 2.15m (23.42 x 7.08)

With wooden floor, alarm control panel.

Guest toilet (1.78m x 0.98m) (5.87 x 3.23)

Newly fitted guest toilet, fully tiled. w.c. and w.h.b.

Living Room

Living Room

4.59m x 3.52m (15.06 x 11.56)

Wow what a stunning living room with wooden floor and
feature fireplace.

Dining Room

Dining Room 3.86m x 2.87m (12.69 x 9.43)

Excellent room with wooden floors and double doors to
utility and guest toilet

Kitchen

Kitchen/Dining Area

6.44m x 6.16m (21.13 x 20.22)

Stunning designer fitted kitchen with island unit and
wooden floor.

Patio doors lead to the west facing garden with storage
sheds.

Lounge

Lounge/ Play room

(7.83m x 3.41m) (25.70 x 11.19)

Large lounge/play room with wooden floor, over 25 ft in
length

Utility Room

Utility Room 1.84m x 1.72m (6.06 x 5.66)

With wooden floor and extra storage.

Outside Features

Large corner site with secure front and rear parking.



Bedroom 1

Master Bedroom.

3.96m x 2.75m (13 x 9.05)

Large spacious double bedroom with wooden floor.

Walk in dressing room.

4.21m x 3.35m (13.84 x 11)

Newly fitted dressing room with built in wardrobes and wooden floor

Ensuite

En-suite

(2.74m x 0.96m) (9 x 3.16)

Newly fitted, fully tiled with shower cubicle

Bedroom 2

Bedroom 2

4.62m x 3.36m (15.17 x 11.05.)

Double bedroom with built in wardrobes and wooden floor

Bedroom 3

Bedroom 3

3.41m x 3.39m (11.22 x 11.15.)

Double bedroom with built in wardrobes and wooden floor

Bedroom 4

Bedroom 4

2.57m x 2.78m (8.45 x 9.15.)

Single bedroom with built in wardrobes and wooden floor

Bathroom

Family Bathroom

2.43m x 1.96m (8 x 6.45)

Newly fitted family bathroom comprising of bath, w.c, and w.h.b. Fully tiled walls and floor.



