

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

32 Castlegrange Dale
Clonee
Dublin 15



Duffy Auctioneers takes great pleasure in presenting to the market No 32 Castlegrange Dale clonee, which is ideally located in this highly desirable residential development located just off Phibblestown Road just a stone's throw from Clonsilla Station with frequent transport to the city centre. This superb four/five-bedroom family home comes to the market in excellent condition and is beautifully positioned overlooking the open green area. This large family home is designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1415sq ft. Accommodation briefly comprises of entrance hallway with wooden floor and guest toilet, stunning living room with feature fireplace and wooden floor, a wonderful designer fitted kitchen/dining area with tiled floor with patio doors to landscaped back garden with deck. The upstairs accommodation is exceptional boasting four/five 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 another room across the hall that could be used as a nursery. 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. €325,000

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie

DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. PSRA no. 001325. M.I.P.A.V.

Features

Stunning four/five bedroomed family home C 1415.Sq ft.
Three large double bedrooms with two en-suite bathrooms.
The top floor has a stunning master suite and a nursery
across the hall.

Designer fitted kitchen with tiled floor and splashback
Large Living room with feature fireplace and wooden floor.
Wooden Floors in all reception areas.

Gas Fired Central Heating.

Double Glazed windows.

Extended back garden with deck.

Built in wardrobes in all bedrooms.

Excellent location within walking distance of Clonsilla
station.

Entrance Hall

Entrance hallway 21.75 x 3.47 (6.62m x 1.05m)
Entrance hallway with wooden floor and alarm control
panel.

Guest toilet 5.15 x 5.04 (1.56m x 1.53m)
With tiled floor, w.c & w.h.b.

Living Room

Living room 16.57 x 11.84 (5.05m x 3.60m)
Large bright room with wooden floor and feature fireplace.

Kitchen

Kitchen/Dining area 16.36 x 15.38 (4.98m x 4.68m)
Fully fitted high gloss kitchen with tiled floor, ample wall
and floor mounted units.
Dining area with tiled floor and patio doors to back garden.

Outside Features

Extended back garden with deck area.



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 15.59 x 13.25 (4.75m x 4.03m)

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

Ensuite

En-suite No 1. 7.79 x 5.03 (2.37m x 1.53m)

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

En-suite No 2. 7.22 x 4.85 (2.20m x 1.47m)

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

Bedroom 2

Bedroom 2 15.48 x 8.73 (4.71m x 2.60m)

Double bedroom with fitted wardrobes and carpet floor

Bedroom 3

Bedroom 3 14 x 8.85 (4.26m x 2.69m)

Double bedroom with fitted wardrobes and carpet floor. Patio doors to balcony.

Bedroom 4

Bedroom 4 10.27 x 6.67 (3.13m x 2.03m)

Single bedroom with fitted wardrobes and carpet floor

Bedroom 5

Nursery/ Bed 5. 15.53 x 8.65 (4.73m x 2.63m)

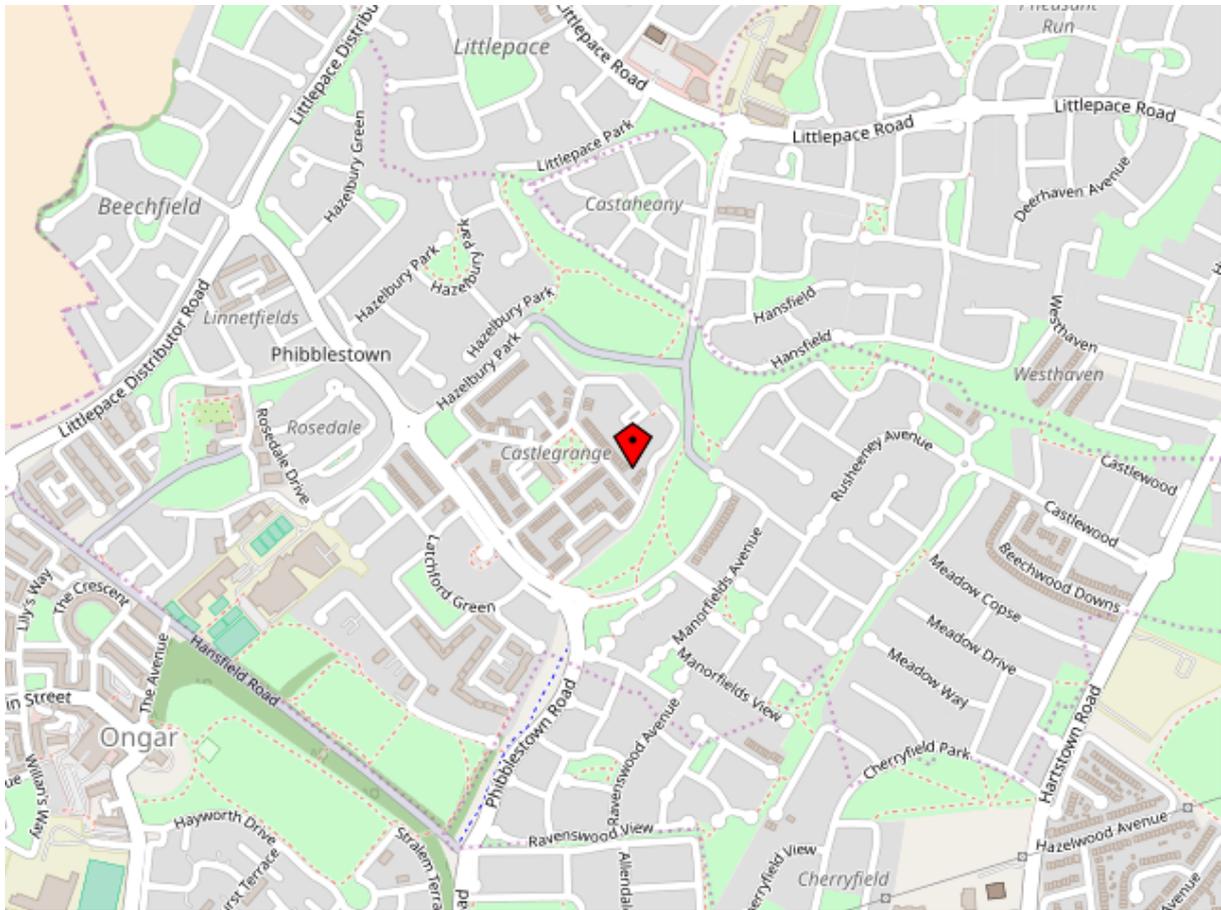
Located just across the hallway from the master suite this room could be used as a fifth bedroom.

Bathroom

Family Bathroom. 6.72 x 6.17 (2.04m x 1.88m)

Tiled floor, part tiled walls, bath with shower over, w.c. & w.h.b.





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