

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

77 Latchford Square
Clonee
Dublin 15



Nestled in a quiet cul-de sac in the highly regarded neighbourhood of Latchford resides this beautifully presented two-bedroom family home. Number 77 Latchford Square is excellently located at the end of this mature cul de sac and only a short stroll from Clonsilla train station, local shops, the vital N3 & M50 road networks and shopping amenities in Blanchardstown Shopping Centre. This superb property has been meticulously maintained by the present owner and is beautifully presented with many extras included in the sale. Accommodation briefly comprises of entrance hallway with tiled 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 hallway with tiled floor and guest toilet. The upstairs accommodation is exceptional boasting two double bedrooms with master en-suite and a family bathroom with bath and shower over. 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. €245,000

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 two bedroomed family home C 850 Sq ft.
Two large double bedrooms with master en-suite.
Wooden Floors in all reception areas.
Designer fitted kitchen with tiled splashback
Fully landscaped back garden with deck.
Double Glazed windows.
Large Living room with feature fireplace.
Gas Fired Central Heating.
Built in wardrobes in all bedrooms.
Excellent location within walking distance of Clonsilla station

Entrance Hall

Entrance hallway 3.87 x 3.51 (1.17 x 1.06m)
Entrance hallway with wooden floor.
Guest Toilet 5.03 x 3.00 (1.53m x 0.91m)
Fully Tiled with w.c. & w.h.b.

Living Room

Living room 18.49 x 13.68 (5.53 x 4.16m)
Large bright room with wooden floor and feature fireplace,
hallway leads to kitchen/diner

Kitchen

Kitchen/Dining area 14.17 x 13.12 (4.31m x 4m)
Fully fitted high gloss kitchen with tiled floor, ample wall
and floor mounted units.
Dining area with patio doors to back garden

Outside Features

Excellent location at the end of mature cul de sac.



Bedroom 1

Bedroom 1 13 x 12.34 (3.96m x 3.76m)
Large double bedroom with carpet floor and fitted wardrobes

Ensuite

Ensuite 7 x 4.03 (2.13m x 1.22m)
Fully tiled with shower cubicle, w.c. and whb

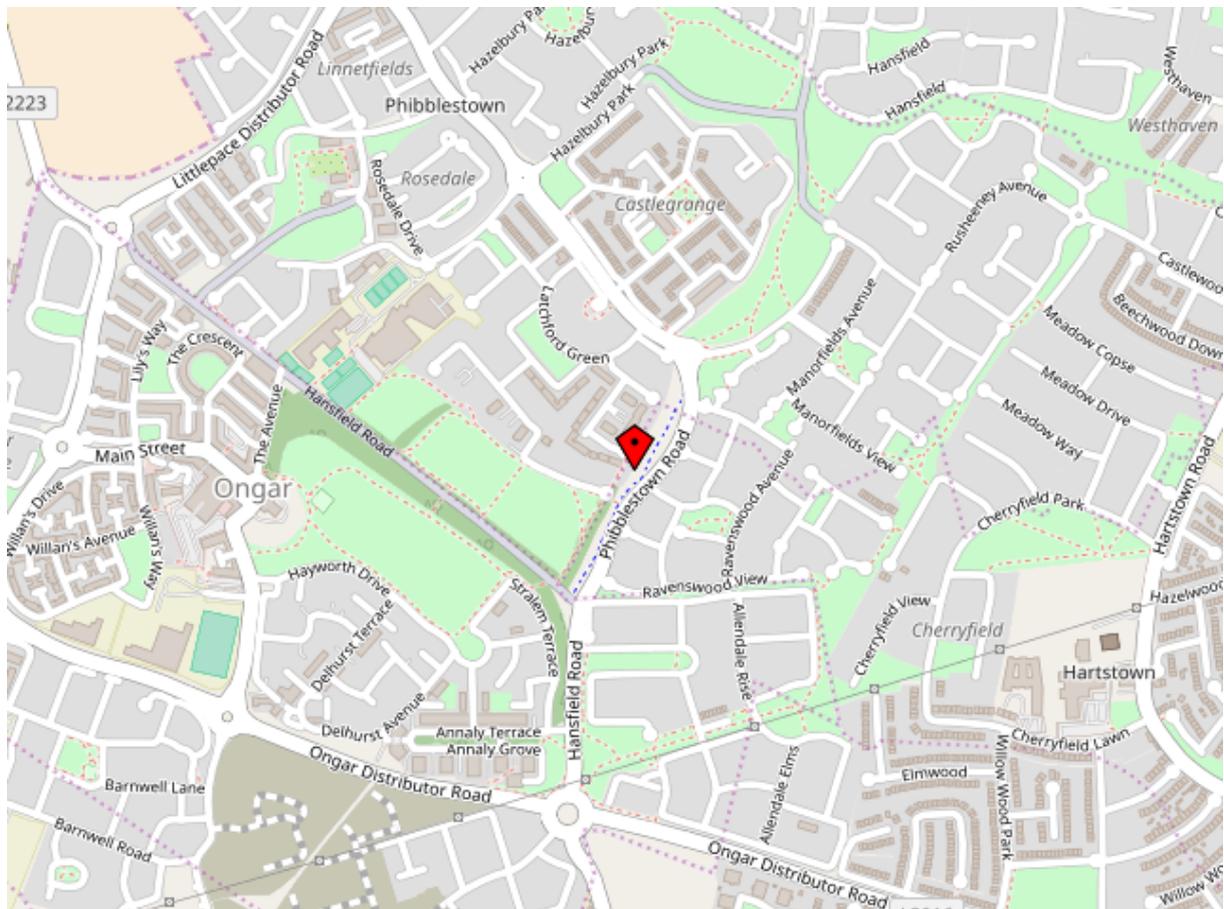
Bedroom 2

Bedroom 2 13.58 x 9.00 (4.13m x 2.74m)
Double bedroom with fitted wardrobes and carpet floor

Bathroom

Family Bathroom. 7.00 x 6.30 (2.13m x 1.92m)
Fully tiled, bath with shower over, w.c. & w.h.b.





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