

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

12 Whatley Hall
Clonee
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this most attractive two bed apartment in the highly regarded development of Whatley Hall, Clonee. Number twelve is a fine Two Bedroom apartment with spaciouly well-proportioned accommodation of c. 78.04 sq. m (840 sq. ft). The many features include two double bedrooms with master en-suite, fully fitted kitchen with granite worktop and wonderful spacious landscaped gardens. This stunning apartment is situated in a well-established location convenient to excellent public and the N3/M50 road network. Accommodation briefly comprises of entrance hall with storage cupboard, stunning living/dining room with wooden floor and patio door to the south facing patio area overlooking the open gardens. The superb fully fitted kitchen has granite worktop with ample wall and floor units. There are two double bedrooms with master en-suite and a fully tiled family bathroom with bath and shower over. Outside: Large green area with private and secure parking. 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. €199,000

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 bed apartment with large patio to rear.
In excellent condition with many extras incl in sale.
Being sold fully furnished.

Large living room with wooden floor.

Two Spacious Double Bedrooms with master en-suite
Family Bathroom fully tiled.

Gas Central Heating.

Double Glazing Throughout

Intercom System

Prime residential location just a short walk from schools
and shops.

Entrance Hall

Entrance Hall

(17.22 x 3.8) (5.24m x 1.15m)

Entrance hallway with wooden floor, Alarm Control panel.

Living Room

Living room/dining area

(23 x 13.56) (7.01m x 4.13m)

Stunning living room with wooden floor and patio doors to
large patio area and views over rear garden. UPVC double
glazed window

Kitchen

Kitchen

(9.29 x 8) (2.82m x 2.43m)

Fully fitted kitchen with granite worktop and tiled splash
back, stainless steel sink unit, oven and hob, extractor fan,
and integrated fridge / freezer

Outside Features

Patio overlooking large garden.



Bedroom 1

Master Bedroom
(13.32 x 9.21) (4.05m x 2.80m)
Double bedroom with carpet floor. TV point and double sockets and uPVC window

Ensuite

En-Suite
(7.65 x 9.43) (2.33m x 2.87m)
Fully tiled with shower cubicle, w.c and w.h.b.

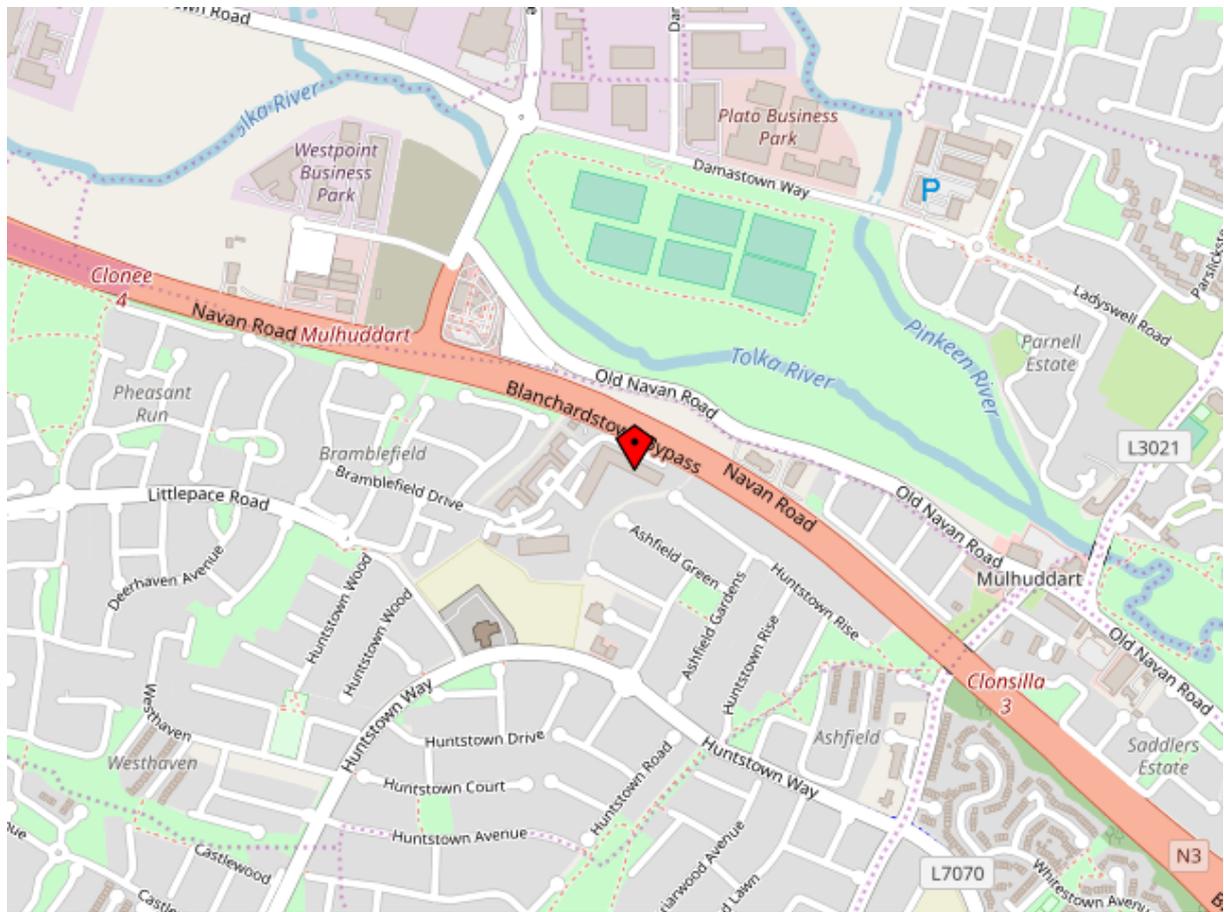
Bedroom 2

Bedroom 2.
(15.27 x 9.26) (4.65m x 2.82m)
Double bedroom with carpet floor and free-standing wardrobes and uPVC window.

Bathroom

Bathroom
(7.84 x 5.84) (2.38m x 1.78m)
Fully tiled floor, bath with shower over, tiled walls, extractor fan, and w.c. w.h.b.





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