

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

66 Castlefield Court  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent three bed family home with garage strategically located on a mature cul de sac in the popular residential area of Castlefield Court, Clonsilla Dublin 15.

Impeccably presented and recently updated by the present house-proud owners this fine family home will attract a variety of viewers. Accommodation consists of Entrance hallway with wooden floor and guest toilet, modern fully fitted kitchen with tiled floor and a superb open plan dining area with wooden floor and patio doors to a raised deck and garden. The superb living room has an open fireplace and wooden floor. Upstairs there are three large bedrooms with master en-suite and a fully tiled family bathroom. Outside the property is further enhanced by a private rear garden with a wonderfully sunny orientation and a large driveway with secure garage with power. There is secure off-street parking for four cars.

Situated just minutes from Clonsilla railway 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. €340,000**

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

Superb three bed family home C 1100 Sq ft.  
Driveway to the side with parking for four cars.  
Large secure garage with power and alarm.  
Three large bedrooms with master en-suite  
Designer fitted kitchen with all appliances incl in sale.  
Large Living room with feature fireplace and wooden floor  
Gas Fired Central Heating.  
Built in wardrobes in all bedrooms.  
Secure off-road parking for four cars.  
Excellent location just ten minutes walk to Clonsilla railway station.

## Entrance Hall

Entrance hallway 18 x 6 (5.48m x 1.82m)  
Entrance hallway with wooden floor and guest toilet.

Guest toilet 5.15 x 2.43 ( 1.50m x 0.74m)  
Fully tiled with w.c and w.h.b.

## Living Room

Living room 17.71 x 11.43 (5.39m x 3.48m)  
Large bright room with wooden floor and feature fireplace with open fire.

## Kitchen

Kitchen/Dining area. 18 x 22.56 (5.48m x 6.87m)  
Modern fully fitted Kitchen with ample wall and floor mounted units.  
Tiled floor and splashback. All appliances included in sale.  
Dining area.  
With wooden floor and french doors to deck area.

## Outside Features

Driveway to side with secure garage





### Bedroom 1

Bedroom 1. 13 x 11.06 (3.96m x 3.37m)  
Large double bedroom with fitted wardrobes and wooden floor.

### Ensuite

Ensuite 6.39 x 5.48 (1.94m x 1.64m)  
Fully tiled walls and floor with shower cubicle, wc and whb.

### Bedroom 2

Bedroom 2. 13.28 x 9.31 (4.04m x 2.83m)  
Double bedroom with built in wardrobes and wooden floor.

### Bedroom 3

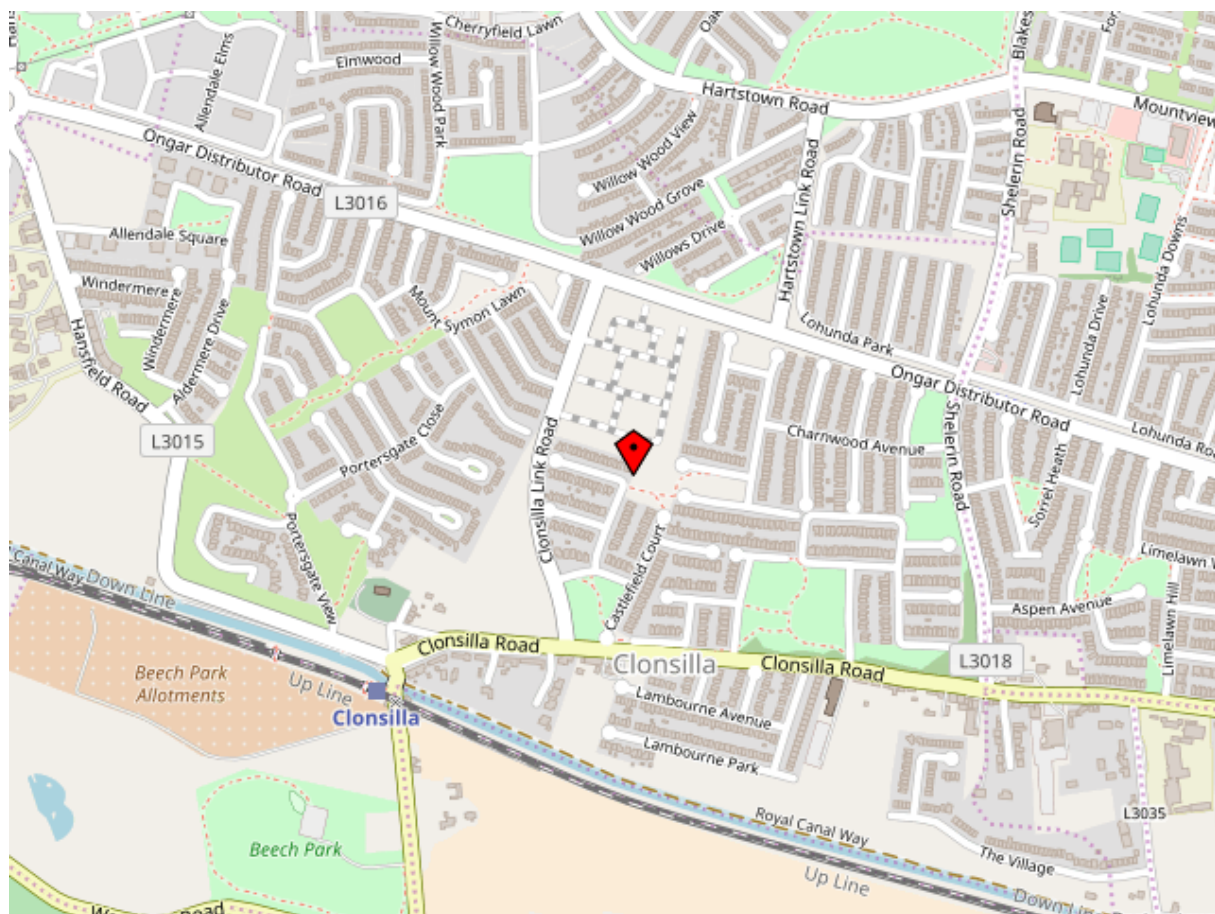
Bedroom 3. 8.28 x 8 (2.52m x 2.43m)  
With wooden floor and fitted wardrobes.

### Bathroom

Family Bathroom. 6.23 x 6.47 (1.89m x 1.97m)

Fully Fitted Bathroom comprising bath with shower over, w.c and w.h.b. Fully tiled wall and floor.





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.