

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

27 Charnwood Grove
Clonsilla
Dublin 15



Ideally positioned within this quality-built development and situated in a highly desirable location number 27 Charnwood Grove is a bright and spacious three-bedroom family home extending to 102 sq m (1100 sq ft). It is evident on entering that this fine family home has been lovingly maintained over the years and it is presented in impeccable condition throughout offering impressive accommodation with bright well-proportioned interiors. Number 27 is excellently located on a quiet cull-de-sac next to a large green and within walking distance of Clonsilla train station, shops and the vital N3 & M50 road networks. Accommodation consists of Entrance hallway with guest toilet, modern fully fitted kitchen, /dining room with wooden floor and a stunning Living room with feature fireplace and wooden floor. Upstairs there are three large bedrooms with master en-suite and a family bathroom. Outside the property is further enhanced by a large rear garden with a wonderfully sunny orientation. There is off street parking for two cars. Situated just minutes from Clonsilla village, 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. €330,000

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Features

Beautiful three bed family home in excellent condition.
Located on a quiet cull-de-sac next to a large green.
Three large bedrooms with master ensuite.
Bright and spacious living room with feature fireplace and wooden floor.
Open plan kitchen/dining room with wooden floor.
Built in wardrobes in all bedrooms.
Modern fully fitted kitchen with tiled floor
Double Glazed windows.
Gas Fired Central Heating.
Secure off-road parking for two cars.
Excellent Location close to shops schools and Clonsilla railway station.

Entrance Hall

Entrance hallway 15.52 x 5.94 (4.73m x 1.81m)
Entrance hallway with guest toilet and tiled floor.

Guest toilet 4.38 x 2.88 (1.33m x 0.87m)
With tiled floor, w.c and w.h.b.

Living Room

Living room 18 x 11.52 (5.48m x 3.51m)
Large bright room with wooden floor and feature fireplace.

Kitchen

Kitchen/Dining area. 21.68 x 8.18 (6.60m x 2.49m)
Modern fully fitted Kitchen with ample wall and floor mounted units. All appliances included in sale.
Dining area. 10.77 x 9.78 (3.28m x 2.98m)
Bright spacious area with wooden floor and access to the rear garden with garden shed.

Outside Features

Excellent location next to large green.



Bedroom 1

Bedroom 1. 13.23 x 11.16 (4.03m x 3.40m)
Large double bedroom with fitted wardrobes, and wooden flooring.

Ensuite

Ensuite 6.31 x 4.51 (1.92m x 1.37m)
Fully tiled with shower cubicle, w.c., and w.h.b.

Bedroom 2

Bedroom 2. 12.41 x 9.32 (3.78m x 2.84m)
Large double bedroom with built in wardrobe and wooden floor.

Bedroom 3

Bedroom 3. 8.24 x 8 (2.51m x 2.43m)
Single Bedroom with fitted wardrobe and wooden floor.

Bathroom

Family Bathroom. 6.30 x 6.03 (1.92m x 1.83m)
Fully Fitted Bathroom comprising bath with shower over, W.C., and w.h.b.



