

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

20 Station Court Hall
Clonsilla
Dublin 15



BER B2

Duffy Auctioneers take great pleasure in bringing to the market this stunning two-bed first floor apartment located in one of the most sought-after developments in Clonsilla Dublin 15. This is a superbly located and well positioned two bed, own door family home situated in a quiet cul-de-sac development, within a short walking distance of Coolmine station. An excellent opportunity to acquire this beautiful property that has been meticulously maintained by its present house-proud owners offering a turnkey home to any discerning purchaser. This superb location is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre, Coolmine Station, the M50/N3 Motorway, and St Mochtas national school. Accommodation briefly comprises entrance hall with wooden floor, bright and spacious living room with wooden floor, kitchen with tiled floor and fitted units and patio doors to the south facing balcony overlooking the grounds to the rear. Upstairs off the landing you have two double bedrooms with master en-suite and a family bathroom. Outside: To the rear you have access to the common garden space. This is an excellent family home and well worth the view

A.M.V. €225,000

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Features

Superb two-bed own door property, south facing.
In excellent condition with many extras included in sale.
Two large bedrooms with master en-suite and built in wardrobes.

Stunning south facing property with private balcony area.
Within five minutes' walk to Coolmine station via private walkway.

Large living room with wooden floor.

Gas fired central heating.

Double-glazed windows.

Security Alarm system.

Prime residential location next to coolmine station.

Entrance Hall

Entrance hallway. 2.16m x 1.87m (7.09 x 6.15)

With wooden floor and storage cupboard.

Living Room

Living Room: 5.86m x 3.72m (19.25 x 12.21)

Large living room with wooden floor,
Patio door leads to the wonderful south facing balcony overlooking the gardens.

Kitchen

Kitchen: Kitchen/Dining Area

3.30m x 2.13m (10.83 x 7)

Beautiful kitchen with wooden floor. All appliances incl in sale

Outside Features

South facing rear balcony and private gardens.



Bedroom 1

Bedroom 1: 3.69m x 3.48m (12.12 x 11.43)

Large spacious double bedroom with wooden floor and built in wardrobes

Ensuite

En-Suite 2.25m x 0.91m (7.40 x 3)

Shower cubicle with lino floor, w.c and w.h.b.

Bedroom 2

Bedroom 2: 3.68m x 2.34m (12.08 x 7.68)

Stunning Double bedroom with built in wardrobes and wooden floor.

Bathroom

Bathroom: 2.09m x 2.00m (6.87 x 6.57)

Comprising of bath with shower over, w.c, and w.h.b.



