

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

59 Castlegrange Green
Clonee
Dublin 15



There are not enough superlatives to describe this award-winning architect designed property which is ideally located in this highly desirable residential development located just off Phibblestown Road just a stone's throw from Blanchardstown shopping centre with its excellent amenities and stores.

Impeccably presented and meticulously upgraded by its present house-proud owners this beautiful family home offers a turnkey solution to any discerning purchaser. The bright and spacious accommodation has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, a stunning shaker style designer fitted kitchen with integrated appliances, Porcelain tiling in all bathrooms and kitchen and feature lighting in all rooms. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a fully tiled family bathroom. Outside the property is further enhanced by a private south facing rear balcony with a wonderful sunny orientation. To the front there is ample parking overlooking a large green area. This superb location is much sought after due to its close proximity to Blanchardstown Shopping centre and the M50/N3 motorway.

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. €279,000

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Features

Superb location within walking distance of Clonsilla Train Station.

In showroom condition with many extras incl in sale.

Three Superb Bedrooms with master en-suite.

Designer fitted kitchen with a host of integrated appliances and porcelain tiled floor

Stunning living room with wooden floor and patio doors to south facing patio.

Wooden floors in living room and hallway

Surround sound system installed.

Security alarm system with panic button.

PVC double glazed windows.

Italian Porcelain tiling in all bathrooms and kitchen.

Gas Central Heating

Superb south facing rear patio.

Management Fee EUR862.p.a.



Entrance Hall

Entrance Hallway (20 x 6.63) (6.09m x 2.02m)

With wooden floor, alarm and control panel and guest toilet.

Guest toilet (5 x 4.52) (1.52m x 1.37m)

Fully tiled with w.c and w.h.b.



Living Room

Living Room (16.10 x 15) (4.90m x 4.57m)

Bright and spacious living room with wooden floor. Double doors lead to south facing balcony.

Kitchen

Kitchen/ Dining Room (20 x 9.22) (6.09m x 2.81m)

Designer fitted shaker style kitchen with ample wall and floor units. Porcelain tiled floor and splashback.

Large work surface and a host of integrated appliances including Oven, Hob, Fridge freezer and Dishwasher

Outside Features

South facing balcony not overlooked.



Bedroom 1

Master Bedroom. (16 x 11.15) (4.87m x 3.39m)
Large double bedroom with fitted wardrobes with wooden floor.

Ensuite

En-Suite. (9 x 4.78) (2.74m x 1.45m)
Fully fitted en-suite with fully tiled walls and floor, shower unit, w.c and w.h.b

Bedroom 2

Bedroom 2. (14.81 x 8.49) (4.51m x 2.58m)
Double bedroom with built in wardrobes and wooden floor.

Bedroom 3

Bedroom 3. (11.29 x 7.28) (3.44m x 2.21m)
Single bedroom with built in wardrobes and wooden floor.

Bathroom

Family Bathroom. (8.85 x 5.75) (2.69m x 1.75m)
Stunning family bathroom with fully tiled floor and walls.
Bath, w.c and w.h.b.



