

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

45 Oakview Avenue
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 45 Oakview Avenue, Clonsilla an exceptional family residence enjoying a lovely position, tucked away on this quiet and mature cul-de sac just off Hartstown Road and only a twenty minute stroll from Clonsilla station. This is a superbly located and well positioned three bed semi-detached home located in a wonderful mature area within walking distance of The Blanchardstown Centre and schools and shops nearby. An excellent opportunity to acquire this beautifully presented property 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 M50/N3 Motorway, and the Blanchardstown shopping centre. Accommodation briefly comprises entrance hallway with wooden floor, a wonderful living room with feature fireplace and wooden floor, with a separate dining room with carpet floor and a large fully fitted kitchen/dining area with ample wall and floor units and door to the back garden with block built shed. The upstairs accommodation is exceptional boasting three large bedrooms all with built in wardrobes and a fully fitted family bathroom with bath and shower over. Excellent family home and well worth a view.

A.M.V. €259,000

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Features

Bright and spacious three-bed property C 100 Sq. Mts.
Excellent location on mature cull de sac.
Wonderful rear garden with block built shed.
Three large bedrooms all with fitted wardrobes.
Superb living room with wooden floor and feature fireplace.
Large dining room with carpet floor
Bright and spacious kitchen/dining area with tiled floor.
Gas fired central heating.
Within walking distance of schools and shops.

Entrance Hall

Entrance Hallway: 4.74m x 1.77m (15.56 x 5.83)
With wooden floor, under stairs storage.

Living Room

Living Room: 4.57m x 3.53m (15. x 11.60.)
Large living room with wooden floor and feature fireplace.

Dining Room

Dining Room: 3.44 x 2.88 (11.29 x 9.47)
Bright and spacious room with carpet floor.

Kitchen

Kitchen: 6.45m x 2.46m (21.17 x 8.08)
Beautiful kitchen with ample wall and floor units with tiled floor.
Dining area with wooden floor.

Outside Features

Large back garden with block built shed.



Bedroom 1

Bedroom 1: 4.21m x 3.43m (13.84 x 11.27)

Large spacious double bedroom room with fitted wardrobes and carpet floor.

Bedroom 2

Bedroom 2: 3.79m x 2.75m (12.44 x 9.14)

Double bedroom with built in wardrobes and carpet floor

Bedroom 3

Bedroom 3: 2.56m x 2.53m (8.43 x 8.33)

Single bedroom with built in wardrobes and carpet floor

Bathroom

Bathroom: 2.39m x 1.87m (7.86 x 6.15)

Comprising of bath with shower over.
Part tiled walls and floor.



