

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

20 Allendale Square
Clonsilla
Dublin 15



Truly something special, No 20 Allendale Square is one of the finest two bed Penthouse apartments to come on the market in this mature and popular residential area of Clonsilla. This unique Designer penthouse has been newly decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1176 sq. ft.

It is evident on entering this stunning property that it has been lovingly upgraded over the years and is presented in impeccable condition enjoying superb elevated views across the grounds from four balconies.

Accommodation briefly comprises of entrance hall with wooden floor, open plan living room with Feature fireplace and wooden floor and a fully fitted designer kitchen with tiled floor. The bedroom accommodation is exceptional boasting two large double bedrooms both with walk in wardrobes and master en-suite plus a fully fitted family bathroom.

Superbly located close to all major amenities including Clonsilla Station, the Blanchardstown Shopping Centre and the M50/N3 motorways.

We strongly recommend viewing without delay.

A.M.V. €245,000

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

Stunning two bed penthouse apartment c120 Sq mts
In showroom condition with many extras incl in sale.
Being sold fully furnished.

Wonderful views across the grounds from four balconies
Shaker style fitted kitchen with integrated appliances,
Designer Family Bathroom with Jacuzzi Bath and Italian
Porcelain tiling throughout.
Two walk in dressing rooms.
Newly fitted tailored blinds.
Double Glazing Throughout
Semi solid wood flooring throughout.
Gold Shield Electric Storage Heating.

Entrance Hall

Entrance Hall
(4.26m x 2.43)

Bright and spacious entrance hallway with semi solid floor,
feature lighting and cloakroom

Living Room

Livingroom/dining room
(4.75m x 7.92)

Stunning spacious light filled room with attractive marble
fireplace and semi solid wood flooring. Floor to ceiling
windows with two large balconies for those al fresco
entertaining moments and most importantly not overlooked.
Beautiful lighting with hand tailored blinds finish off a truly
exquisite room.

Kitchen

Kitchen
(4.87m x 1.82m)

Shaker style fitted kitchen with ample wall and floor units.
Integrated units include dishwasher, fridge freezer, and
washing machine. Electric fan oven with touch control hob
and extractor fan. Italian porcelain tiled floor and feature
lighting.

Outside Features

Secure off street parking.



Bedroom 1

Master Bedroom.

(4.67m x 3.65m)

Stunning master bedroom with wooden floor, ensuite bathroom, dressing room and two large balconies.

Ensuite

En-Suite (2m x 1.82m)

With tiled floor and shower cubicle.

Walk in dressing room (2.56m x 1.82m)

Walk in dressing room with large storage area.

Bedroom 2

Bedroom 2.

(5.21m x 5.16m)

Large bright and spacious double bedroom with balcony and separate dressing room.

Bathroom

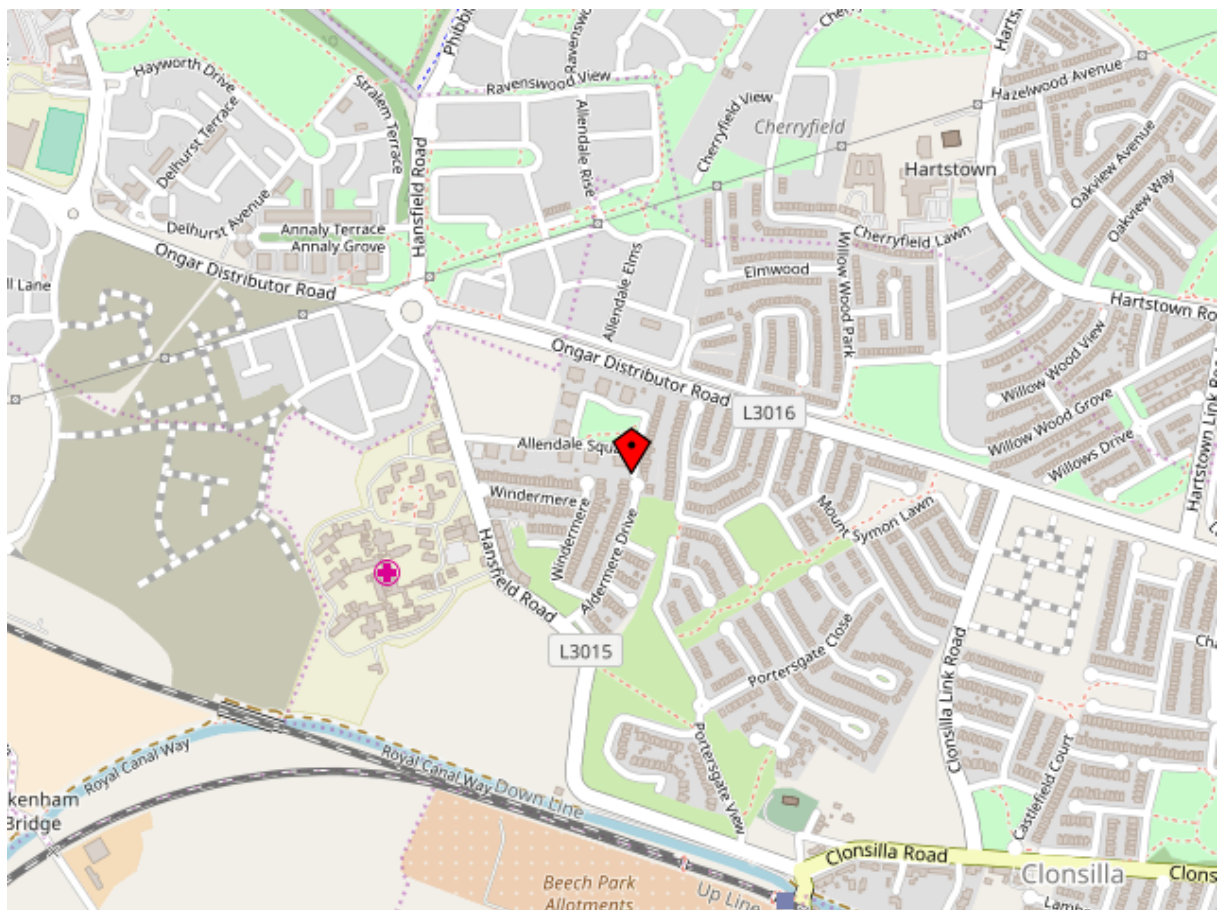
Family Bathroom.

(9'x 5') (2.74m x 1.52)

Stunning fully fitted family bathroom with large Jacuzzi bath and Italian porcelain tiled floor and walls. Wc and whb.

Bath with tiled surround and feature lighting.





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.