

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

For Sale By Private Treaty

32 Shelerin Road Clonsilla Dublin 15



Stylishly appointed to an exacting high standard and presented in superb condition offering quality fittings throughout this stunning four bed family home is superior in every respect. This superb residence enjoys a most central location in this guiet and settled development on Shelerin road and only a few minutes stroll from Clonsilla station. Well-proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. On entering the property, one is immediately struck by the quality finish in every room and the beautiful open plan kitchen/dining room ideal for a growing family.

The bright and spacious accommodation of c1378 Sq. ft. has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, wooden floors in the living room, a fully fitted shaker style kitchen with integrated appliances, Porcelain tiling in the kitchen and guest bathroom and feature lighting in all rooms. The upstairs accommodation is exceptional boasting four large bedrooms with master en-suite and a fully fitted family bathroom with bath and shower over. The rear garden is private and secure with side access. To the front there is an extended driveway with secure off-street parking for two cars. This superb location is much sought after due to its close proximity to Clonsilla Village, the 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. €369,000

Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie Main Street, Blanchardstown, Dublin 15

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Features

Superb four bed family home C 128 Sq. mts. In Showroom Condition with lots of extras included in sale. Stunning living room with feature fireplace and wooden floor Large open plan kitchen/ dining area with designer fitted kitchen and tiled floor. Separate dining room with wooden floor and patio doors to deck area.

Four large Bedrooms all with master en-suite. Fully fitted family bathroom with bath and electric shower over.

PVC double glazed windows. Gas Central Heating Superb location within walking distance of Clonsilla Station Prime residential location next to shops and schools.

Entrance Hall

Entrance Hallway 5.49m x 1.49m With Walnut floor with alarm control panel, under stairs storage compartment and guest toilet.

Living Room Living Room 4.2m x 5.49m Stunning light filled room with in wall surround sound and walnut flooring. Feature fireplace with gas insert and limestone surround.

Dining Room

Dining Room 3.53m x 3.05m With wooden floor with French door to decking area.

Kitchen

Kitchen/Dining Area 6.80m x 2.83m Fully fitted shaker style kitchen with ample wall and floor units. Tiled floors and splashback. Recess lighting with French doors to decking area.

Lounge

Dining Room 3.53m x 3.05m With wooden floor with French door to decking area

> **Outside Features** Off street parking for two cars.









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Bedroom 1

Master Bedroom. 4.63m x 3.14m Bright and spacious room with built in wardrobes and carpet floor.

Ensuite

En Suite 2.13m x 1.22m Fully tiled with wc, w.h.b. and shower cubicle.

Bedroom 2

Bedroom 2. 4.5m x 2.9m Large double bedroom with built in wardrobes and carpet floor.

Bedroom 3

Bedroom 3. 3.6m x 2.99m Double bedroom with built in wardrobes and carpet floor.

Bedroom 4

Bedroom 4. 2.68m x 2.13m Single room with t&g wood floor and built in wardrobes.

Bathroom Family Bathroom 2.01m x 1.83m Fully tiled family bathroom, comprising of bath with electric shower, w.c and w.h.b.



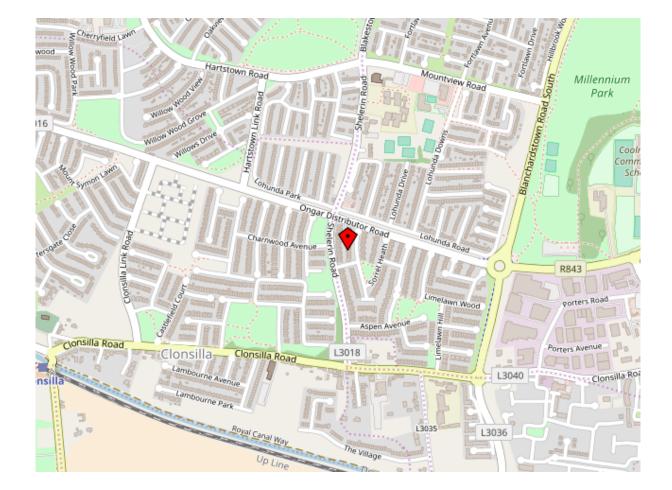






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