

DUFFY

AUCTIONEERS

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 quiet 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

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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.



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.



