

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

32 Sorrel Heath
Clonsilla
Dublin 15



Discreetly tucked away in this most tranquil setting just off Shelerin road, sits this most appealing four bed semi-detached property in the highly regarded development of Sorrel Heath Clonsilla. An excellent opportunity to acquire this beautifully presented property that has been meticulously maintained and upgraded by its present house-proud owners offering a turnkey home to any discerning purchaser. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1350 sq. ft. This superb location is only minutes away from all local amenities and services including Clonsilla Station, the Blanchardstown Shopping Centre and The M50/N3 Motorway. Accommodation briefly comprises of entrance hall with wooden floor and guest toilet, living room with Feature fireplace and wooden floor, separate dining room with wooden floor, a large fully fitted kitchen/dining area with tiled floor. To the rear you have a westerly facing back garden with newly fitted patio area and garden shed. The upstairs accommodation is exceptional boasting four large bedrooms with master en-suite and a family bathroom. Newly fitted Solar system installed with a 200 ltr solar cylinder providing free hot water for the whole household.

Outside: Driveway with off street parking. The rear garden is private and secure with a large side entrance, west facing and maintenance free with paved patio area. Superb property and well worth a view.

A.M.V. €380,000

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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

Beautiful four bed family home (C 1350 Sq. Ft.)
Four large bedrooms with master en-suite.
In Showroom condition with many extras incl in sale
Solar System installed producing over 70% of all your hot water needs.
Extensive rear garden with paved patio area.
Solid wooden floors in all reception areas.
Fitted wardrobes in all bedrooms
Carpet floors in all bedrooms.
Upgraded Gas fired central heating with controls from your phone.
Double glazed windows.
Security Alarm system.
Multiple telephone and TV points.
Excellent off-street parking.
Prime residential location overlooking large green.

Entrance Hall

Entrance Hallway
4.77m x 1.81m (15.66 x 5.95)
With wooden floor with alarm control panel, guest w.c with tiled floor and window.

Living Room

Living Room
5.98m x 4.26m (19.63 x 14)
Bright stunning room with wooden floor and Feature fireplace.

Dining Room

Dining Room
3.71m x 2.97m (12.20 x 9.75)
Wooden floor with patio door to paved patio area and landscaped back garden.

Kitchen

Kitchen/Dining area
7.95m x 2.81m (26.09 x 9.23)
Modern fully fitted kitchen with tiled floors and splash.
Dining area with double doors to patio area.

Outside Features

Stunning west facing back garden, fully landscaped with garden shed.



Bedroom 1

Master Bedroom.

4.84m x 3.36m (15.91 x 10.71)

Bright and spacious double bedroom with newly fitted built in wardrobes and carpet floor

Ensuite

En Suite

2.27m x 1.15m (7.45 x 3.78)

Tiled floor and walls, w.c, w.h.b. and shower cubicle

Bedroom 2

Bedroom 2.

3.86m x 3.05m (12.68 x 10.03)

Large double bedroom with fitted wardrobes and carpet floor.

Bedroom 3

Bedroom 3.

2.77m x 2.51m (9.09 x 8.26)

Double bedroom with fitted wardrobes and carpet floor.

Bedroom 4

Bedroom 4.

2.91m x 2.57m (9.55 x 8.45)

Single bedroom currently used as office, with carpet floor

Bathroom

Family Bathroom

1.75m x 2.13m (5.77 x 7)

Fully Tiled, bath with shower over, w.c, and w.h.b.



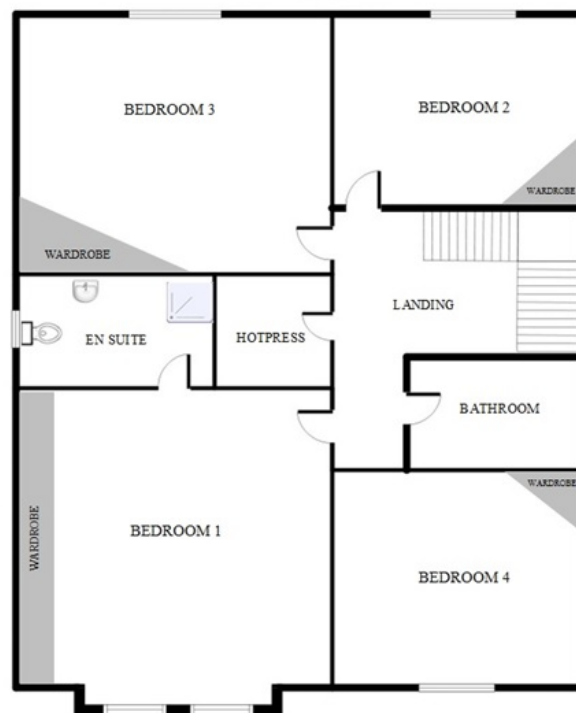
GROUND FLOOR



FOR REFERENCE PURPOSES ONLY
This plan is for illustrative purposes only and should be used as such by any prospective purchaser



FIRST FLOOR



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