

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

65 Briarwood Road
Clonsilla
Dublin 15



Rarely does the opportunity arise to acquire such a unique and attractive property as No 65 Briarwood Road Clonsilla. This newly renovated and superbly located three bed detached family home C 1100Sq. Ft is situated on a quiet and mature area of Briarwood, Clonsilla. Well proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. This unique detached family home has been totally refurbished to a very high standard which is further complemented by a superb conservatory and a private south west facing garden. Accommodation briefly comprises of entrance hallway with wooden floor and guest toilet, stunning living room with feature fireplace and wooden floor. The newly fitted kitchen/ dining room is exceptional with porcelain tiled floors and door to the superb conservatory and back garden that is not overlooked. The upstairs accommodation is excellent boasting three large bedrooms all with wooden floors and a fully fitted family bathroom with bath and shower over. This superb location is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre, the M50/N3 Motorway, and a host of local amenities such as schools, shops, and frequent public transport links to the city centre. Viewing is highly recommended!

A.M.V. €295,000

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Features

Stunning three bed detached family home C 1100 Sq. ft.
Totally Refurbished with many extras incl in sale.
Large conservatory with porcelain tiled floor and heating.
Newly fitted kitchen and dining room with porcelain tiled floor.

Three large bedrooms all with newly fitted wooden floors
Superb back garden not overlooked.
Large living room with feature fireplace and wooden floor.
Double Glazed windows.
Gas Fired Central Heating.
Front driveway with secure off road parking.
Within walking distance of schools and shops.

Entrance Hall

Entrance hallway (3.28m x 2.15m)
Entrance hallway with guest toilet and tiled floor.

Guest toilet. (1.24m x 0.83m)
With tiled floor, w.c & w.h.b.

Living Room

Living room (4.37m x 3.58m)
Large bright room with wooden floor and feature fireplace.

Kitchen

Kitchen/Dining area (5.84m x 3.91m)
Newly fitted Kitchen with tiled floor, ample wall, and floor units.
Dining area.
Bright and spacious area with porcelain tiled floor, patio door to conservatory

Lounge

Conservatory. (3.49m x 3.27)
Stunning room with porcelain tiled floor and heating for all year-round use.
Not overlooked.

Outside Features

Rear garden not overlooked and south west facing.



Bedroom 1

Bedroom 1. (3.81m x 3.68m)

Beautiful double bedroom with wooden floor and fitted wardrobes.

Bedroom 2

Bedroom 2. (3.30m x 3.0 4m)

Double bedroom with free standing wardrobe and wooden floor

Bedroom 3

Bedroom 3. (2.72m x 2.40m)

Single bedroom with wooden floor.

Bathroom

Family Bathroom. (2.03m x 1.67m)

Fully fitted bathroom comprising bath with electric shower over, W.C., and w.h.b.
Fully Tiled.



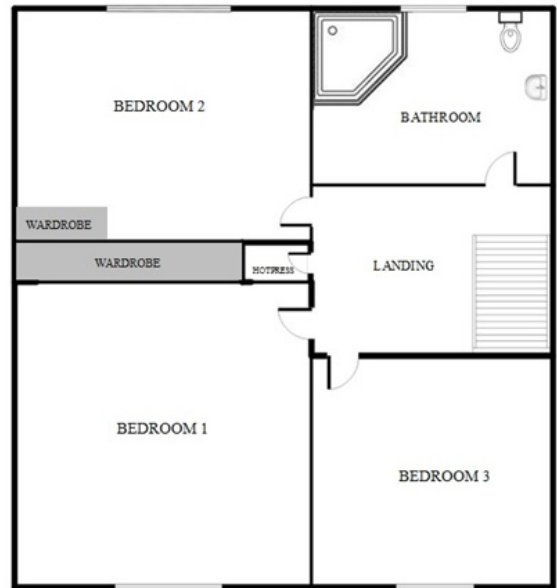
GROUND FLOOR



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

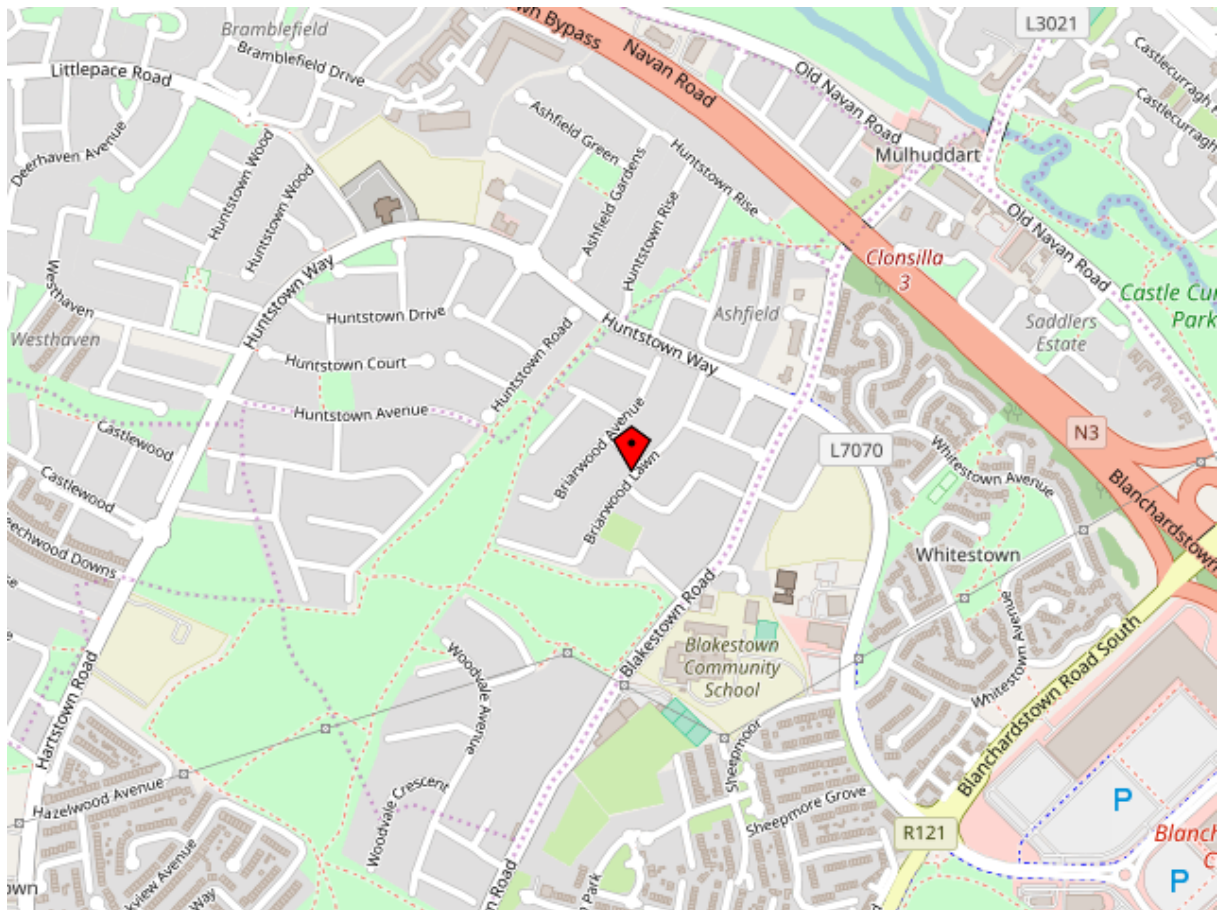
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FIRST FLOOR



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