

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

39 Rosedale Close
Clonee
Dublin 15



BER C2

Duffy Auctioneers take great pleasure in bringing to the market 39 Rosedale Close a stunning two-bedroom ground floor apartment in the gated community of Rosedale Clonee Dublin 15. In excellent condition throughout and a host of extras included in the sale, this unique property has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 828 sq. ft. Accommodation briefly comprises of entrance hallway with carpet floor, bright spacious living room with feature fireplace and carpet floor, quality fitted kitchen with lino floor and integrated appliances, two large double bedrooms both with fitted wardrobes and a fully fitted family bathroom. This excellent location is much sought after due to its close proximity to local schools, the M50/N3 motorways and the Blanchardstown Shopping Centre. Viewing is highly recommended.

A.M.V. €200,000

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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

Stunning two bed own door apartment C.828 Sq. ft.
Secure gated community.
In Showroom condition with many extras incl in sale.
Stunning living room with feature fireplace and carpet floor
Fully Fitted Kitchen with patio doors to garden.
Two double bedrooms, both with fitted wardrobes.
Alarm System.
Gas Central Heating.
Double Glazing Throughout
Intercom System

Entrance Hall

Entrance Hall (1.70m x 1.95m)
With carpet floor, and alarm control panel.

Living Room

Living room. (5.42m x 3.74m)
Large bright living room with feature fireplace and carpet floor, Double glazed bay window.

Kitchen

Kitchen. /Dining Room. (4.42m x 3.67m)
Fully fitted kitchen with tiled splash back, stainless steel sink unit, Patio doors leading to garden to rear, not overlooked.

Outside Features

Overlooking large green



Bedroom 1

Master Bedroom (4.53m x 2.70m)

Large double bedroom with carpet flooring throughout, fitted wardrobes, double sockets and uPVC window.

Bedroom 2

Bedroom 2 (3.44m x 3.33m)

Double bedroom with carpet floor, fitted wardrobes fitted double sockets and uPVC window.

Bathroom

Family Bathroom

(3.44m x 1.84m)

Fully fitted bathroom with tiled walls, bath with shower over, extractor fan, and w.c. w.h.b.



