

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

10 Castlegrange Park  
Clonee  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this award-winning architect designed property which is ideally located in this highly desirable residential development located just off Phibblestown Road just a stone's throw from Clonsilla Train Station. Impeccably presented and meticulously maintained by its present house-proud owners this beautiful family home offers a turnkey solution to any discerning purchaser. The bright and spacious accommodation has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, a stunning shaker style designer fitted kitchen with integrated appliances, Porcelain tiling in all bathrooms and kitchen and feature lighting in all rooms. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a fully tiled family bathroom. Outside the property is further enhanced by a private rear garden with a wonderful sunny orientation. To the front there is ample parking. This superb location is much sought after due to its close proximity to Clonsilla train station 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. €299,000

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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

Superb location within walking distance of Clonsilla Train Station.

In showroom condition with many extras incl in sale.

Three Double Bedrooms with master en-suite.

Designer fitted kitchen with a host of integrated appliances and porcelain tiled floor

Stunning living room with wooden floor and feature fireplace.

Wooden floors in living room and hallway

Surround sound system installed.

Security alarm system with panic button.

PVC double glazed windows.

Italian Porcelain tiling in all bathrooms and kitchen.

Gas Central Heating

Superb rear garden with shed.

## Entrance Hall

Entrance Hallway (6.25m x 1.28m)

With wooden floor, alarm and control panel and guest toilet.

Guest toilet (1.96m x 1.41m)

Fully tiled walls and floor, w.c and w.h.b.

## Living Room

Living Room (4.90m x 3.43m)

Bright and spacious living room with wooden floor and feature fireplace.

## Kitchen

Kitchen/ Dining Room (5.13m x 4.57m)

Superb designer fitted shaker style kitchen with ample wall and floor units. Porcelain tiled floor and splashback.

Large work surface and a host of integrated appliances.

## Outside Features

Exterior.

Superb rear garden with shed.

Management Fee 110.00



### Bedroom 1

Master Bedroom. (4.60m x 3.30m)  
Large double bedroom with fitted wardrobes with wooden floor.

### Ensuite

En-Suite. (2m x 1.85m)  
Fully fitted en-suite with tiled walls and floor, shower unit, w.c and w.h.b.

### Bedroom 2

Bedroom 2. (4.49m x 2.44m)  
Double bedroom with built in wardrobes and wooden floor.

### Bedroom 3

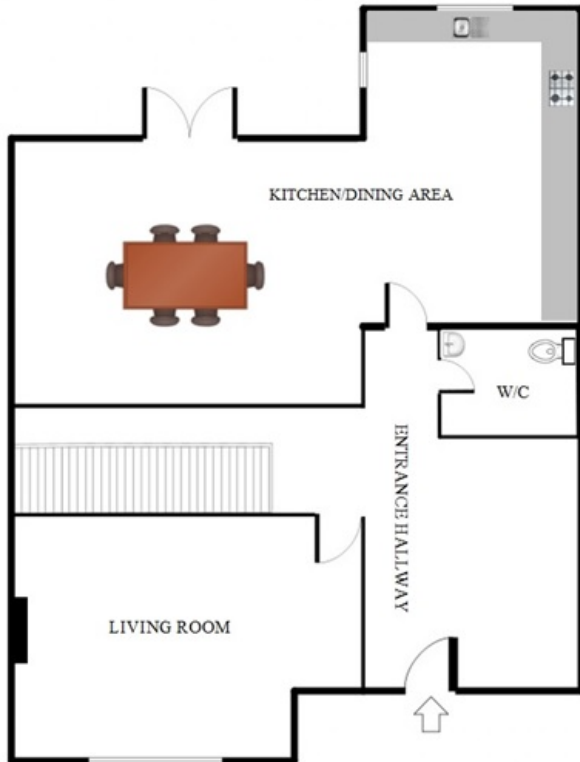
Bedroom 3. (3.19m x 2.26m)  
Double bedroom with built in wardrobes and wooden floor.

### Bathroom

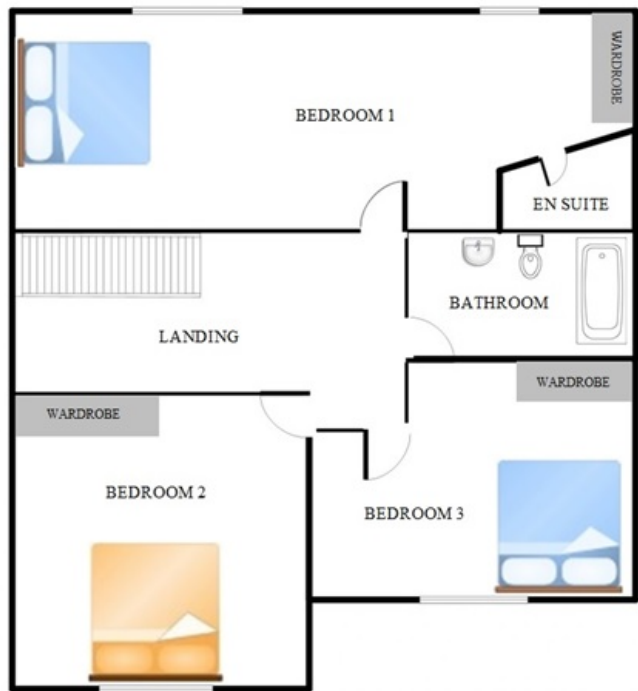
Family Bathroom. (2m x 1.91m)  
Stunning family bathroom with tiled floor and walls. Bath, w.c and w.h.b.



## GROUND FLOOR



## FIRST FLOOR



FOR REFERENCE PURPOSES ONLY

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

**DUFFY**  
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EST. 1984

