

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

15 Allendale Glen
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 15 Allendale Glen, a stunning three-bedroom family home strategically located in this mature and popular estate within walking distance of Clonsilla train station.

An excellent opportunity to acquire this beautifully presented property that has been meticulously maintained by its present house-proud owners offering a turn key home to any discerning purchaser. This superb location is only minutes away from all local amenities and services including Blanchardstown Shopping Centre, clonsilla train station and the M50/N3 Motorway.

Accommodation briefly comprises entrance hall with carpet floor and under stairs storage area, stunning bright living room with feature fireplace and carpet floor, modern fully fitted kitchen/dining room with lino floor and sliding doors to the back garden. There is a large utility room with extra storage and guest toilet at this level. Upstairs off the landing there are three large bedrooms all with built in wardrobes with master en-suite, plus a fully fitted family bathroom with bath and shower over.

Outside: Front garden with driveway and off street parking. The rear garden is private and secure. Beautiful family home and well worth the view.

A.M.V. €265,000

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Features

Beautiful three bed family home c 1200 Sq. ft.
In excellent condition with many extras incl in sale
Three large bedrooms with master en-suite.
Gas fired radiator central heating.
All appliances included in sale.
Double glazed windows.
Security Alarm system.
Multiple telephone points.
Quiet location at rear of estate next to green.
Excellent off street parking.
Prime residential location.

Entrance Hall

Entrance Hallway

6.m x 1.79m (19'7" x 5'9")

With carpet floor and large under-stairs storage.

Living Room

Living Room

4.87m x 3.62m (16'. x 11'.9")

Stunning living room with feature fireplace with marble surround and gas fire. Carpet flooring throughout.

Kitchen

Kitchen/ Dining Room

5.60m x 2.71m (18'4" x 8'10")

Modern fully fitted kitchen with lino floor, oven, hob included. Dining area with sliding door to the back garden.
Utility room with guest toilet.

Outside Features

Large back garden with patio area.



Bedroom 1

Master Bedroom.

3.53m x 3.65m (11'6" x 12')

Large spacious double bedroom with built in wardrobes and carpet floors.

Ensuite

2.76m x 1.51m

En-suite with wc, w.h.b. and shower cubicle.

Bedroom 2

Bedroom 2.

3.29m x 3.65m (10'8" x 12')

Large double bedroom with built in wardrobes and carpet floor

Bedroom 3

Bedroom 3.

3.01m x 2.22m (9'10" x 7'3")

Single bedroom with built in wardrobes and carpet floor

Bathroom

Family Bathroom

2.68m x 1.92m (8'8" x 6'3")

Comprising of bath with shower over, 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

