

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

20 Clonsilla Road  
Blanchardstown  
Dublin 15



Rarely does the opportunity arise to acquire such a unique and attractive property as No 20 Clonsilla Road, Blanchardstown. This superbly located three bed semi-detached family home with garage offers spacious and practical accommodation with superb potential to extend to the rear and side. Because of its close proximity to Blanchardstown village and Roselawn shopping centre this superb property is ideally located in a peaceful and secluded setting on Clonsilla road, Blanchardstown Dublin 15. Suitable for those looking for a family home in a well-established residential area with tremendous potential to extend Subject to P.P. The bright and spacious accommodation of c775 Sq. ft. has been lovingly cared for and boasts special features to include carpet floors in the hallway, stunning living room with feature fireplace, three large bedrooms, all with built in wardrobes and a newly fitted family bathroom. Outside the property is further enhanced by a private and secure rear garden with a wonderful sunny orientation and an exceptional large garage to the side C.200 Sq Ft.. To the front there is a large lawn and driveway with off street parking for two cars.

This superb location is much sought after due to its close proximity to Castleknock station, the Blanchardstown Shopping centre, 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. €329,000**

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie

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

Excellent three bed family home with garage.  
Superb location within walking distance of Castleknock station  
Garage with up and over door and rear access.  
Large living room with feature fireplace and carpet floor.  
Three good sized bedrooms with carpet floor.  
Newly fitted family bathroom, fully tiled  
Oil Central Heating  
Large Rear Garden with boiler house.  
One of the most established Residential areas in Blanchardstown.

## Entrance Hall

Entrance Hallway (2.82m x 1.28m)  
With carpet floor.

## Living Room

Living Room (4.25m x 3.74m)  
Large living room with feature fireplace and carpet floor

## Kitchen

Kitchen (3.92m x 2.07m)  
Kitchen with ample wall and floor units and wooden floor

## Outside Features

Garage (7.36m x 2.59m)  
Block built garage with tiled roof suitable for conversion.  
Exterior.  
Stunning back garden.

Sq. Ft 775 Sq. m 72.  
Garage / Boiler house 204 Sq Ft Sq. Mts 19.





### Bedroom 1

Master Bedroom. (5.01m x 3.00m)

Large double bedroom with fitted wardrobes with carpet floor.

### Bedroom 2

Bedroom 2. (3.72m x 2.88m)

Double bedroom with carpet floor and free-standing wardrobes.

### Bedroom 3

Bedroom 3. (3m x 2.40m)

Single bedroom with carpet floor and free-standing wardrobes.

### Bathroom

Family Bathroom. (2.39m x 1.43m)

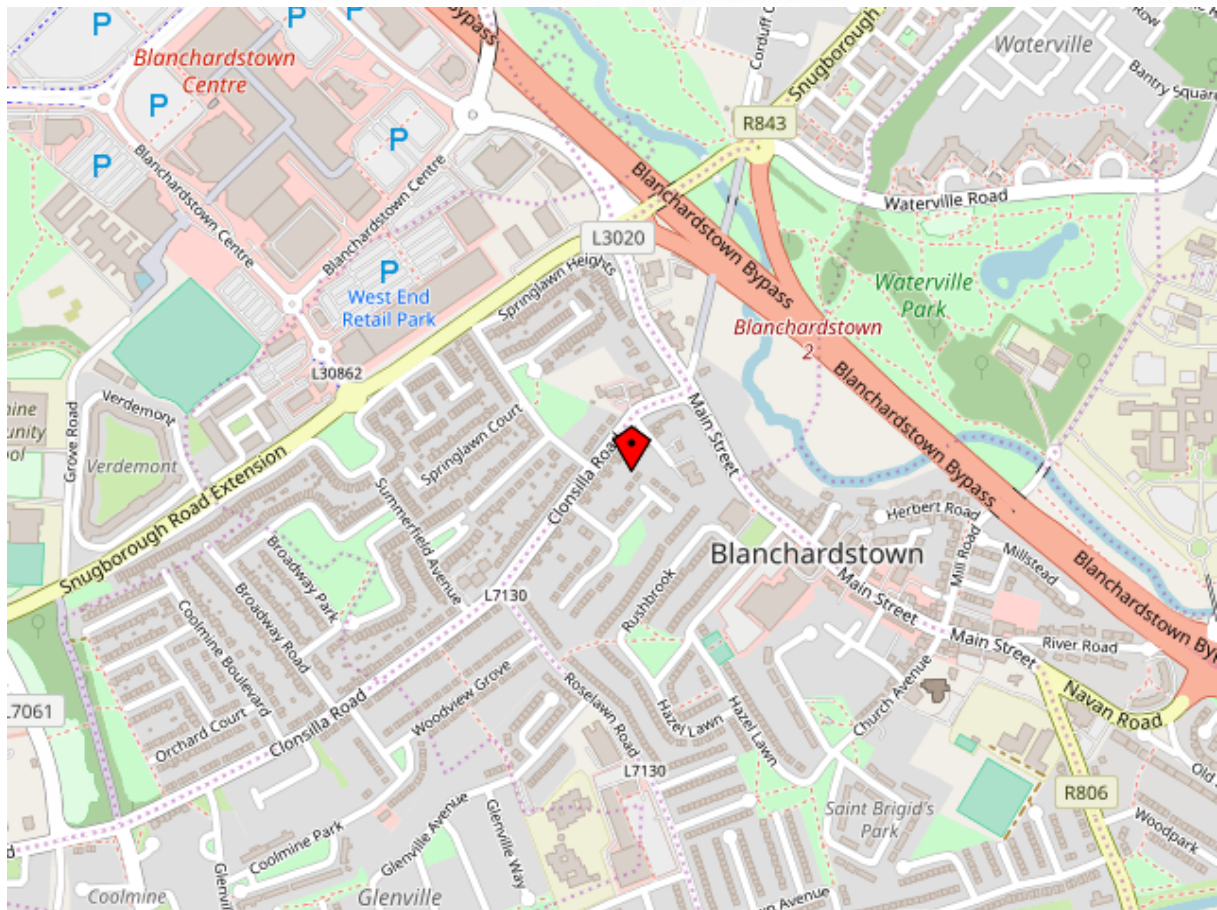
Newly fitted bathroom with fully tiled floor and walls. shower, w.c and w.h.b.





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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