

DUFFY

AUCTIONEERS

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MIPAV, PSRA Lic. No. 001325

For Sale By Private Treaty

7 Latchford Place
Clonee
Dublin 15



BER B3

Duffy Auctioneers are proud to present this award-winning architect designed property which is ideally located in this highly desirable residential development just off Phibblestown Road and within walking distance from Clonsilla Station with frequent transport to the city centre. This superb three-bedroom family home with attic conversion comes to the market in excellent condition and is beautifully positioned in a mature cul de sac next to the open green area. This large family home is designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1087sq ft. Accommodation briefly comprises of entrance hallway with wooden floor and guest toilet, stunning living room with feature fireplace and patio doors to the south facing landscaped back garden with raised deck. Next to the living room you have a wonderful designer fitted kitchen/dining area with wooden floor.

The upstairs accommodation is exceptional boasting three large bedrooms all with fitted wardrobes and a family bathroom. The stunning attic conversion is dedicated to the master suite comprising of a large double bedroom with fully fitted en-suite bathroom. The superb rear garden is south facing with a large double shed and raised deck area. This superb location is only minutes away from all local amenities and services including Clonsilla station, 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. €320,000

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Features

Stunning three bedroomed family home with converted attic C 1087.Sq ft.

Three large bedrooms all with fitted wardrobes.

Stunning attic conversion with double bedroom with en-suite bathroom.

Designer fitted kitchen with wooden floor and tiled splashback

Large Living room with feature fireplace and wooden floor.

Gas Fired Central Heating.

Double Glazed windows.

Fully south facing landscaped back garden with deck and shed.

Built in wardrobes in all bedrooms.

Excellent location on mature cul de sac within walking distance of Clonsilla station.

Entrance Hall

Entrance hallway (5.24m x 1.97m)

Entrance hallway with wooden floor and under stairs storage.

Guest toilet (2.01m x 0.89m)

With wooden floor, w.c & w.h.b.

Living Room

Living room (4.89m x 4.08m)

Large bright room with wooden floor and feature fireplace.

Patio doors to the south facing back garden with raised deck

Kitchen

Kitchen/Dining area (5.29m x 2.78m)

Fully fitted high gloss kitchen with wooden floor, ample wall and floor mounted units.

Dining area with wooden floor.

Outside Features

South facing back garden with deck and garden shed.



Bedroom 1

Bedroom 1 (4.82m x 2.75m)

Beautiful double bedroom with carpet floor and built in wardrobes, extra storage.

Ensuite

En-suite (1.78m x 1.77m)

Stunning bathroom with vinyl floor, shower cubicle, w.c & w.h.b

Bedroom 2

Bedroom 2 (4.18m x 2.37m)

Double bedroom with fitted wardrobes and carpet floor

Bedroom 3

Bedroom 3 (3m x 2.23m)

Single bedroom with fitted wardrobes and carpet floor

Bedroom 4

Converted attic (4.15m x 3.81m)

Double bedroom with en-suite bathroom and vinyl floor.

Bathroom

Family Bathroom. (1.94m x 1.92m)

Tiled floor, part tiled walls, bath with shower over, w.c. & w.h.b.



This floor plan shows a house with the following layout:

- LIVING ROOM:** Located at the top, containing a brown rug, a light-colored sofa with orange cushions, and a green plant in the top-left corner.
- KITCHEN/DINING AREA:** Located at the bottom, containing a dining table with four chairs and a green plant in the bottom-right corner.
- ENTRANCE HALLWAY:** Located on the left side, containing a staircase and a doorway leading to the W/C.
- W/C:** Located at the top-left, containing a toilet and a sink.

The entrance is marked by an upward-pointing arrow at the bottom-left corner.

Floor plan of a 2-bedroom house. The plan includes a Landing with stairs, a Bathroom with a bathtub, toilet, and sink, and two Bedrooms. Bedroom 1 has a bed, a wardrobe, and a window with green curtains. The Landing has a wardrobe and a door to the Bathroom. The Bathroom has a door to the Landing. Bedroom 1 has a door to the Landing. The plan is labeled with 'LANDING', 'BATHROOM', 'BEDROOM 1', and 'WARDROBE'.

Floor plan of the second floor (2nd floor). The plan shows a staircase on the left, a bathroom labeled "EN SUITE" with a toilet and sink, and a bedroom labeled "ATTIC" with a window featuring a green curtain. A closet labeled "Vestiaire" is located near the staircase.



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