

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

34 Allendale Square
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent two bed apartment strategically located in this mature and popular residential area of Allendale Square, Clonsilla. Impeccably presented by the present house-proud owners this fine family home is sure to attract a variety of viewers.

Accommodation briefly consists of entrance hallway with wooden floor and storage room, fully fitted kitchen/dining room with wooden floor, large Living room with wooden floor and bay window with feature fireplace. There are two double bedrooms both with fitted wardrobes and a fully fitted family bathroom with bath and shower over. This excellent location is much sought after due to its close proximity to Clonsilla Station, the M50/N3 motorways and the Blanchardstown Shopping Centre.

Viewing is highly recommended.

A.M.V. €229,000

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

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Features

Stunning two bed apartment on ground floor.
In showroom condition with many extras incl in sale.
Two double bedrooms with fitted wardrobes and wooden floor.
Large living room with wooden floor and patio doors to patio area.
Fully fitted kitchen with all appliances incl in sale.
Family bathroom with tiled floor, bath with shower over.
Electric Storage Heating.
Double Glazing Throughout
Intercom System
Superb location within walking distance of clonsilla station.

Entrance Hall

(4.14m x 1.68m)

Entrance hallway with wooden floor, hot press and storage cupboard.

Living Room

Living room.

(5.23m x 3.89m)

Stunning light filled room with wooden floor and feature fireplace with black marble surround set on marble hearth.
Upvc double glazed doors leading to Large Private Patio.
Own door Entrance.

Kitchen

(6.64m x 2.60m)

Fully fitted kitchen unit with tiled splash back, stainless steel sink unit, oven and hob, extractor fan, and fridge / freezer.

Open plan dining area with wooden floor.

Outside Features

Patio area over looking large green.



Bedroom 1

(3.22m x 3.16m)

Large double bedroom with wooden floor and fitted wardrobes. TV point and double sockets and upvc window.

Bedroom 2

(3.43m x 2.92m)

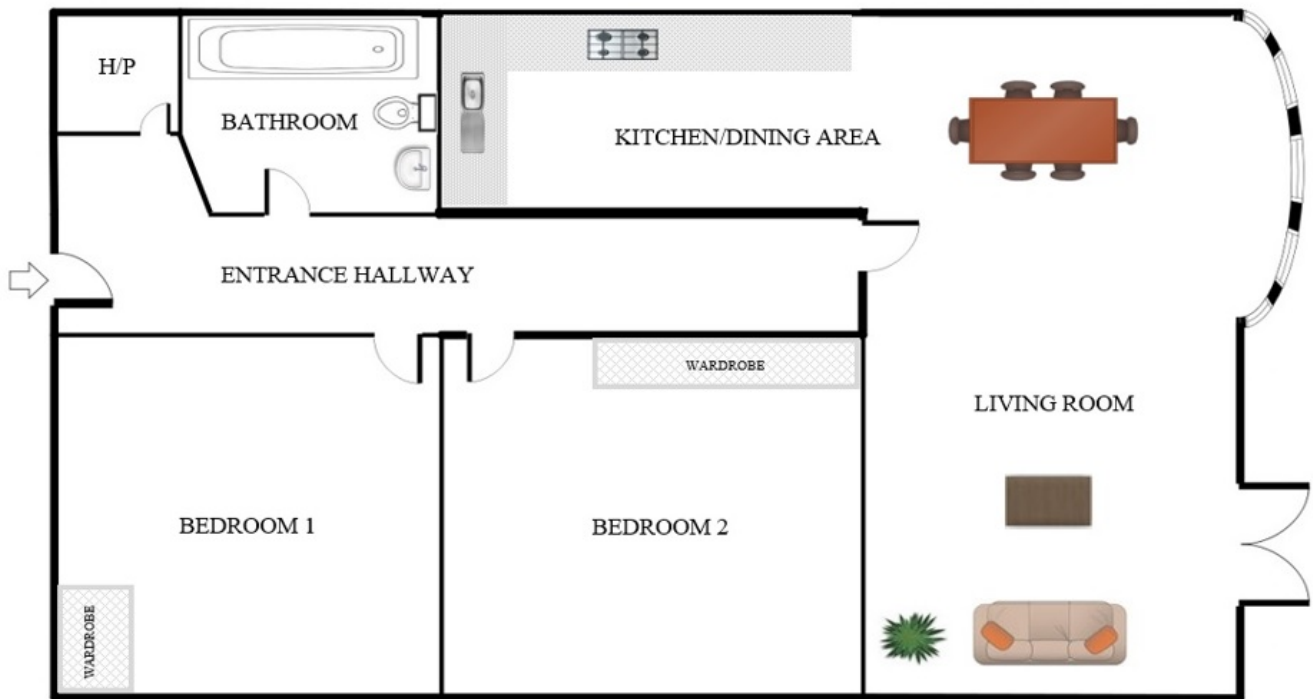
Double bedroom with fitted wardrobes and wooden floor, double sockets and upvc window

Bathroom

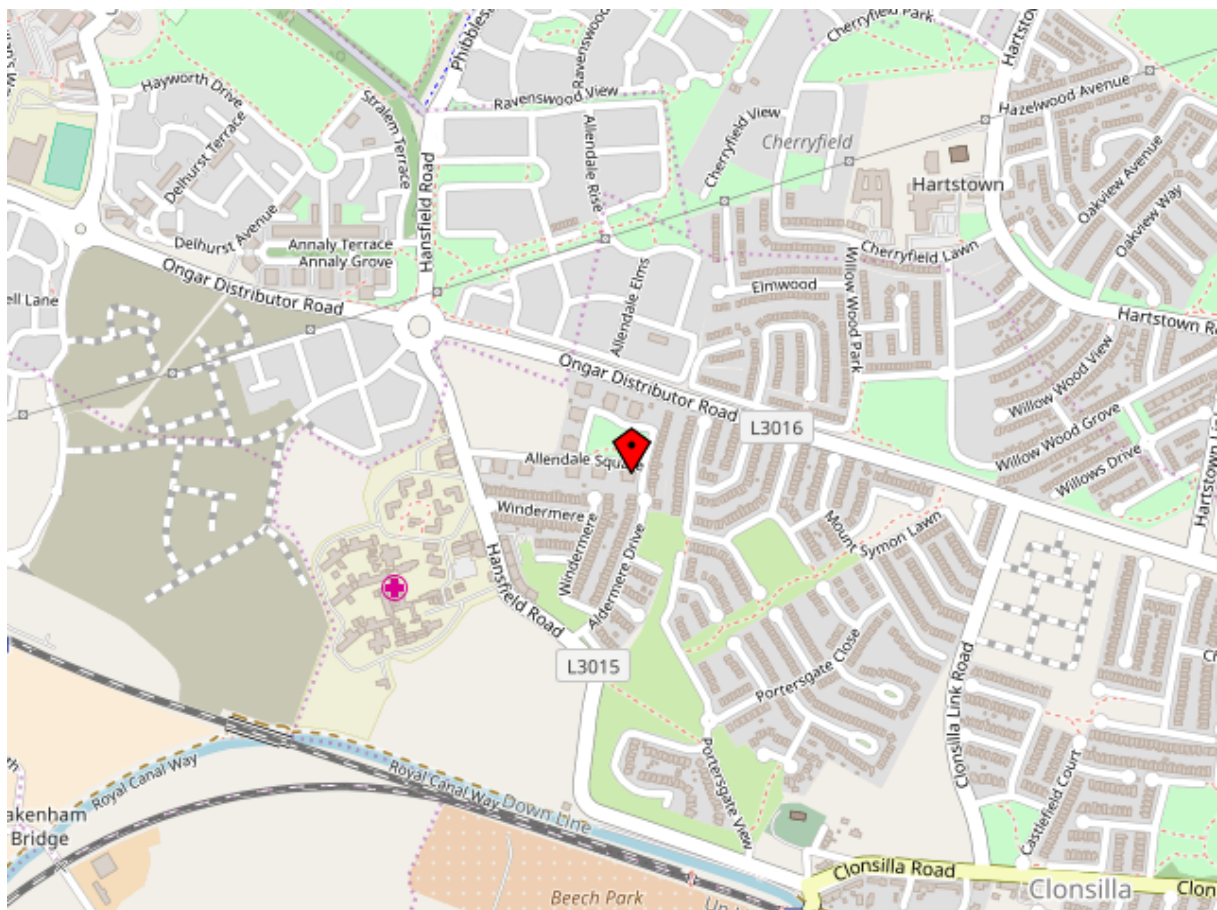
(2.26m x 2.06m)

Family bathroom with tiled floor, bath with shower over, part tiled walls, extractor fan, and w.c. 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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