

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

83 Clonsilla Road
Blanchardstown
Dublin 15



Rarely does the opportunity arise to acquire such a unique and attractive property as No 83 Clonsilla Road, Blanchardstown Dublin 15. This is a superbly located and well positioned four bed semi-detached home C 1130 Sq. Ft situated on a large site within ten minutes walking distance of Roselawn shopping centre, Coolmine Station, and St Francis Xavier School. An excellent opportunity to acquire this beautifully presented property that has been meticulously maintained and upgraded by its present house-proud owners offering an excellent family with loads of potential to extend perfect for a growing family.

Accommodation briefly comprises of entrance hallway with carpet floor and under stairs storage, large living room with feature fireplace and carpet floor, a stunning dining room with carpet floor and feature fireplace, and a fitted kitchen with lino floor and door to the seventy ft back garden. Off the entrance hallway there is a double bedroom with fully tiled wet room. The upstairs accommodation is exceptional boasting three additional bedrooms and a family bathroom. To the rear you have superb west facing back garden with mature plants and a block built shed with power suitable for many uses.

Outside: Driveway with off street parking for four cars.

Viewing is highly recommended.

A.M.V. €385,000

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

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Features

Excellent four bed family home (C 1130 Sq. ft.)
Four large bedrooms with wooden floor.
Stunning living room with carpet floor and feature fireplace.
Separate dining room with feature fireplace and carpet floor.
Fitted kitchen with access to back garden.
Superb location on mature road next to schools and shops.
Extensive west facing rear garden with block built shed.
Oil fired central heating.
Double glazed windows.
Security Alarm system.
Excellent off-street parking for four cars.
Prime residential location within five minutes' walk of Roselawn shopping centre.

Entrance Hall

Entrance Hallway
5.09m x 2.00m

With carpet floor and under stairs storage, alarm control panel.

Living Room

Living Room
3.80m x 3.57m

Bright stunning room with carpet floor and feature fireplace.

Dining Room

Dining Room
4.m x 3.37m

Superb dining room with carpet floor and feature fireplace.

Kitchen

Kitchen
3.42m x 2.85m

Fully fitted kitchen with lino floor.
Doors to back garden.

Outside Features

Super west facing back garden with block built shed with power.
Parking to the front for four cars.



Bedroom 1

Master Bedroom.

4m x 3.77m

Bright and spacious double bedroom with built in wardrobes and wooden floor.

Ensuite

En-suite Bathroom

2.32m x 1.87m

Fully tiled wet room.

Bedroom 2

Bedroom 2.

3.63m x 3.m

Large double bedroom with fitted wardrobes and wooden floor.

Bedroom 3

Bedroom 3.

2.50m x 2.57m

Single bedroom with wooden floor

Bedroom 4

Bedroom 4.

3.51m x 2.36m

Double bedroom, with wooden floor.

Bathroom

Family Bathroom

2.47m x 1.80m

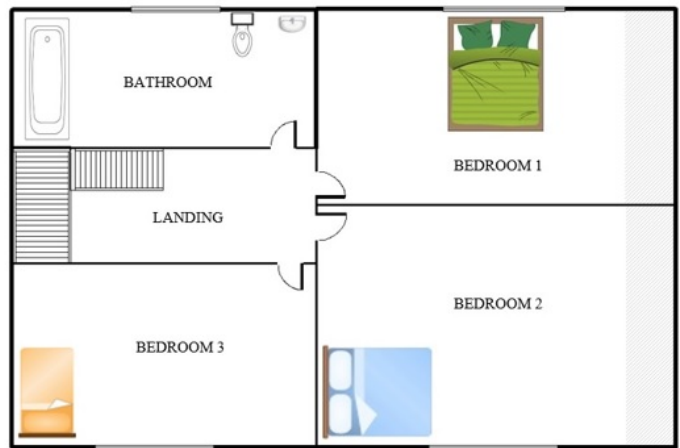
Fully Tiled with bath, w.c, and w.h.b.



GROUND FLOOR

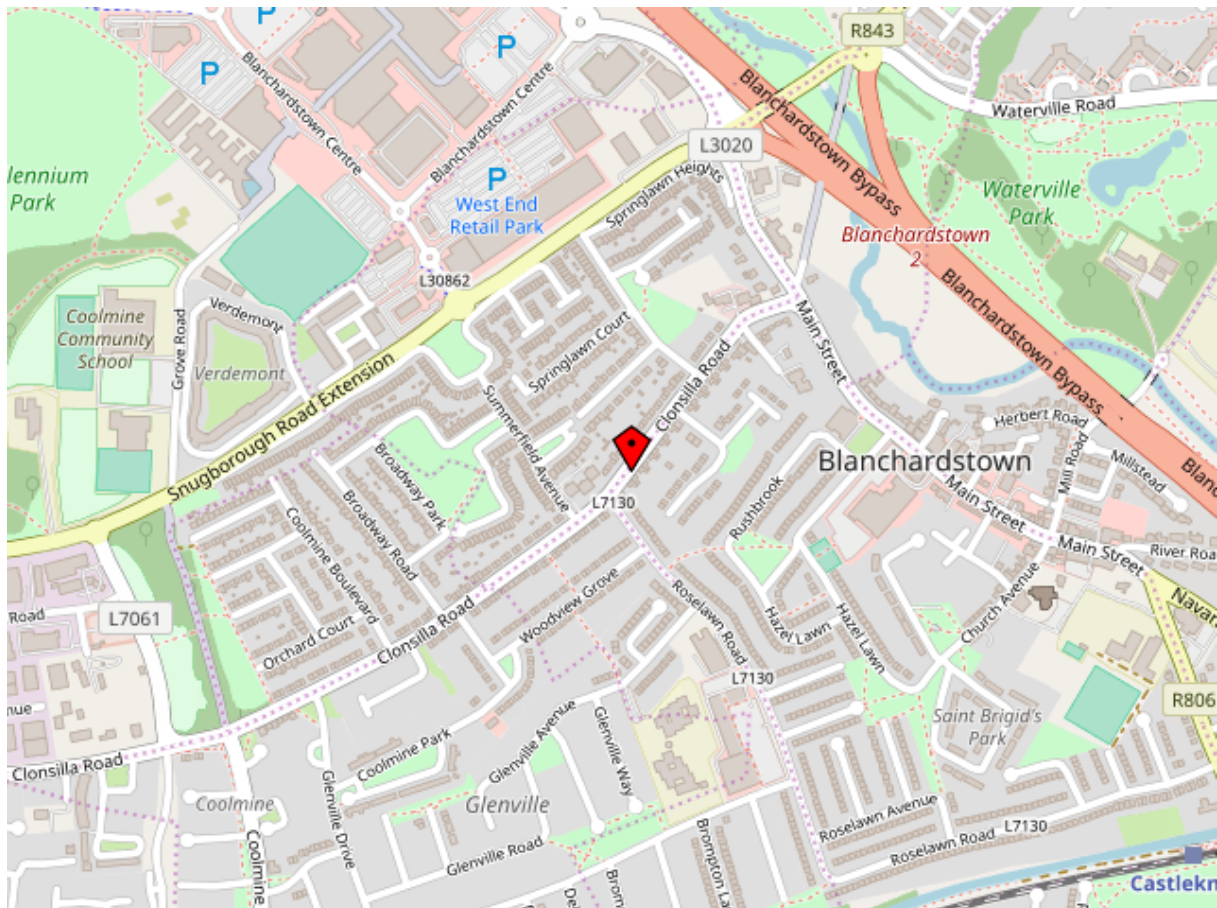


FIRST FLOOR



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

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