

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

6 Orchard Green
Clonsilla
Dublin 15



BER E2

Discreetly tucked away in this most tranquil setting just off Clonsilla Road, is this most appealing extended three bed semi-detached property with converted garage. Number 6 is superbly located on this mature cul de sac adjacent to a host of local schools, shops and the vital N3 & M50 road network. This superb location is second to none and is within walking distance of all local amenities and services including the Blanchardstown Shopping Centre, Coolmine Station and Roselawn shopping centre.

Accommodation briefly comprises entrance hallway with wooden floor, superb living room with feature fireplace and wooden floor, dining room with wooden floor with open access to the stunning family room with patio doors to the west facing garden. The large fitted kitchen has wooden floor and ample wall and floor units. Next to the kitchen you have a children's play room with patio doors to the front. The upstairs accommodation is exceptional boasting three large bedrooms with wooden floor and fitted wardrobes and a family bathroom with bath and shower over.

Outside: Front garden with driveway and off road parking. The west facing rear garden is private and secure and is fully landscaped with garden shed. Excellent family home and well worth the view.

A.M.V. €395,000

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

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Features

Bright and spacious extended three-bed semi-detached property.

Excellent location on mature cul de sac with loads of potential to extend.

Three large bedrooms all with built in wardrobes.

Extended kitchen/dining room, perfect for a growing family.

Stunning play room with patio doors to front.

Wonderful living room with wooden floor and feature fireplace.

Bright and spacious dining room with wooden floor.

Fully fitted kitchen with extra storage area to rear.

Gas fired radiator central heating.

Double-glazed windows.

Excellent off-street parking.

Prime residential location on mature cul de sac next to a large green.

Entrance Hall

Entrance Hallway

4.89m x 1.86m

With wooden floor.

Living Room

Living Room

4.33m x 3.84m

Large living room with wooden floor and feature fireplace.

Dining Room

Open plan with wooden floor

Play Room 4.76m x 2.44m

Large room with wooden floor and patio doors to front.

Kitchen

Kitchen/Dining Room

7.54m x 3.69m

Fully fitted kitchen with ample wall and floor units, all appliances included in sale.

Dining area with wooden floor open plan to extended family room.

Lounge

Extended Family Room 4m x 3.62m

Beautiful light filled room with wooden floor and patio doors to garden

Outside Features

Off street parking on mature road.



Bedroom 1

Bedroom 1.

4.28m x 4m

Double bedroom with built in wardrobes and wooden floor.

Bedroom 2

Bedroom 2

4.07m x 2.84m

Double bedroom with built in wardrobes and wooden floor.

Bedroom 3

Bedroom 3

2.90m x 2.84m

Single bedroom with fitted wardrobes and wooden floor

Bathroom

Family Bathroom

2.45m x 1.69m

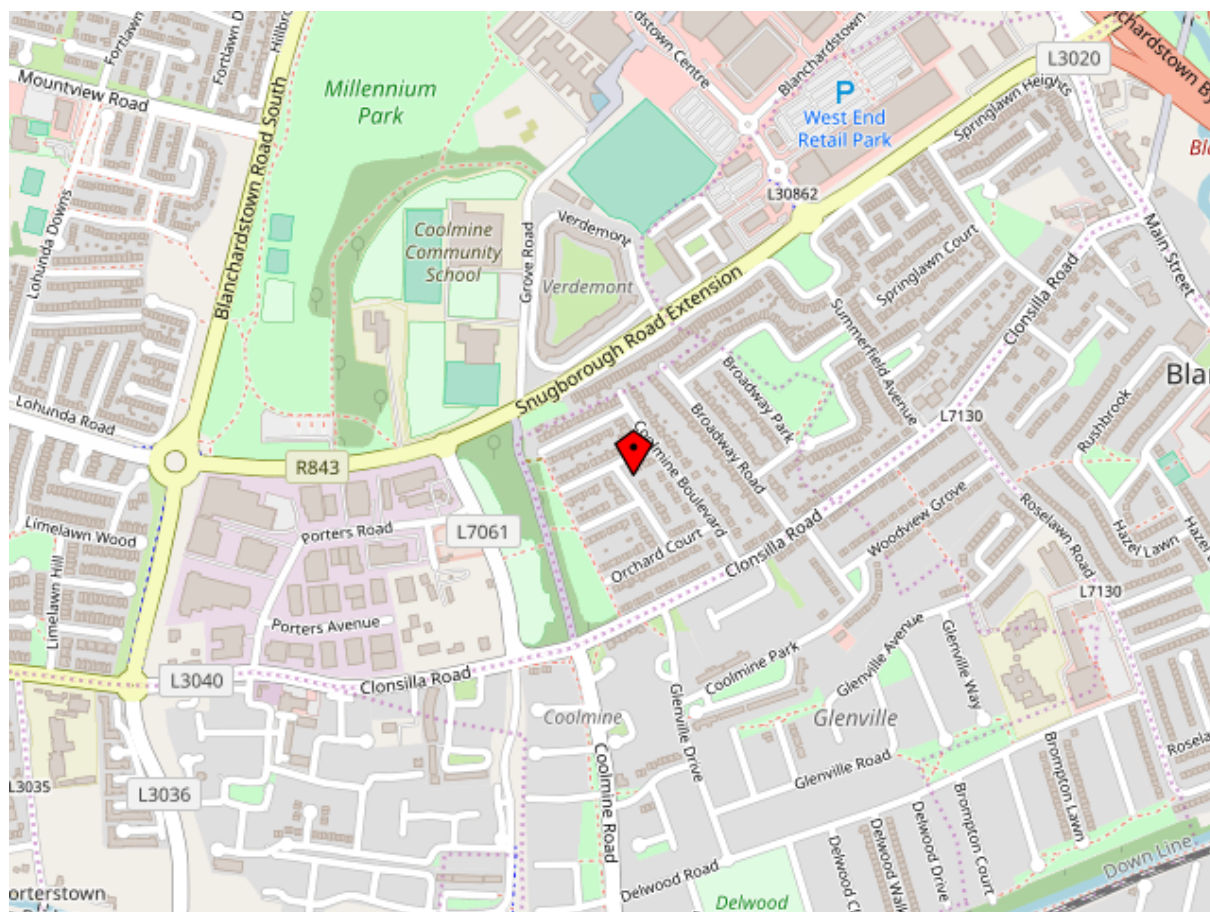
Comprising of bath with shower over, w.c, and w.h.b.
Part tiled walls and lino floor.





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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