

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

8 Latchford Row  
Clonee  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning three-bedroom family home strategically located on a mature road in the heart of Castaheany within walking distance of local schools and Clonsilla train station. Impeccably presented and meticulously maintained by its present house-proud owners

this large luxury home offers a turnkey solution to any discerning purchaser. The bright and spacious accommodation of c1044 Sq ft. has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, large living room with feature fireplace and carpet floor, a superb designer fitted kitchen with integrated appliances and patio doors to the deck area and landscaped south facing back garden. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a fully fitted family bathroom. Outside the property is further enhanced by a private and secure south facing rear garden with a wonderful sunny orientation that is not overlooked. To the front there is ample parking for two cars.

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. €295,000**

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## Features

Stunning three bed family home C 1044 Sq. ft.  
In showroom condition with many extras incl in sale.  
Being sold fully furnished  
Not overlooked front or rear.  
Fully fitted designer kitchen with a host of integrated appliances  
Stunning living room with carpet floor and feature fireplace.  
Three large bedrooms with master en-suite  
Fully fitted family bathroom with bath and shower over.  
Superb location on mature road next to creche and local schools.  
Security alarm system.  
Gas Central Heating  
Fully landscaped South facing Rear Garden with side access.

## Entrance Hall

Entrance Hallway (4.74m x 1.07m)  
With wooden floor and alarm and control panel.

Guest Toilet (1.57m x 1.42m)  
Lino floor, W.C and W.H.B.

## Living Room

Living Room (5.22m x 3.71m)  
Large living room with feature fireplace and carpet floor.

## Dining Room

With tiled floor and patio doors to garden.

## Kitchen

Kitchen/Dining room (5.16m x 4.80m)  
Wonderful designer fitted kitchen, ample wall and floor units. Porcelain Tiled splashback.  
Large work surface and a host of integrated appliances.  
Dining area with lino floor and patio doors to deck area and south facing landscaped garden

## Outside Features

Ample parking to front.  
South facing rear garden.



### Bedroom 1

Master Bedroom. (4.71m x 2.78m)  
Large double bedroom with carpet floor and fitted wardrobes.

### Ensuite

En-Suite. (2.08m x 1.52m)  
En-suite bathroom with shower cubicle, w.c and w.h.b.

### Bedroom 2

Bedroom 2. (5m x 2.54m)  
Large double bedroom with built in wardrobes and carpet floor.

### Bedroom 3

Bedroom 3. (3.08m x 2.15m)  
Single bedroom with carpet floor and fully fitted wardrobes.

### Bathroom

Family Bathroom. (2.05m x 1.93m)  
Family bathroom with bath and shower over, 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

