

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

23 Shackleton House
Clonee
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this most attractive two bed apartment in the highly regarded development of Shackleton House, Clonee, Dublin 15. Number 23 is a fine first floor Two Bedroom apartment with spaciouly well-proportioned accommodation of c. 84. sq. m (904 sq. ft). The many excellent features include two double bedrooms with master en-suite, fully fitted kitchen with granite worktop and a superb south facing balcony that is private and not overlooked. This stunning apartment is situated in a well-established location convenient to excellent public and the N3/M50 road network. Accommodation briefly comprises of entrance hall with wooden floor, living/dining room with wooden floor and patio door to the south facing balcony that is not overlooked. The superb fitted kitchen has granite worktop with ample wall and floor units. There are two double bedrooms with master en-suite and a fully tiled family bathroom with bath and shower over. Outside: Large green area with private and secure underground parking. 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. €225,000

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DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. PSRA no. 001325. M.I.P.A.V.

Features

Stunning two bed apartment C 904 Sq Ft.
In showroom condition with many extras incl in sale.
Superb living room with wooden floor and door to the south facing balcony.
Large fully fitted kitchen with granite worktop and tiled floor.
Dining room with wooden floor.
Two Spacious Double Bedrooms with master en-suite
Family Bathroom fully tiled with bath and shower over.
Gas Central Heating.
Double Glazing Throughout
Intercom System
Secure underground parking.
Large south facing balcony, not overlooked.
Prime residential location just a short walk from schools and shops.
Management Fee 1635.

Entrance Hall

Entrance Hall
(3.38m x 1.15m)

Entrance hallway with wooden floor and alarm control panel

Living Room

Living room
(6.91m x 4.19m)

Stunning living room with wooden floor and patio doors to large south facing balcony. UPVC double glazed window.

Dining Room

With wooden floor and views over back garden.

Kitchen

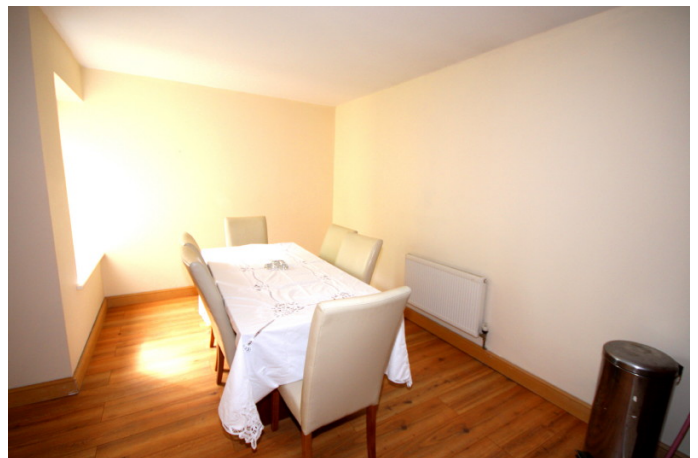
Kitchen/Dining area
(6.71m x 2.78m)

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

Dining area with wooden floor and window.

Outside Features

Secure underground parking with fob access.



Bedroom 1

Master Bedroom

(5.38m x 2.88m)

Double bedroom with wooden floor. TV point and double sockets and uPVC window.

Ensuite

En-Suite

(1.86m x 1.77m)

Fully tiled with shower cubicle, w.c and w.h.b.

Bedroom 2

Bedroom 2.

(4.33m x 2.50m)

Double bedroom with wooden floor and uPVC window.

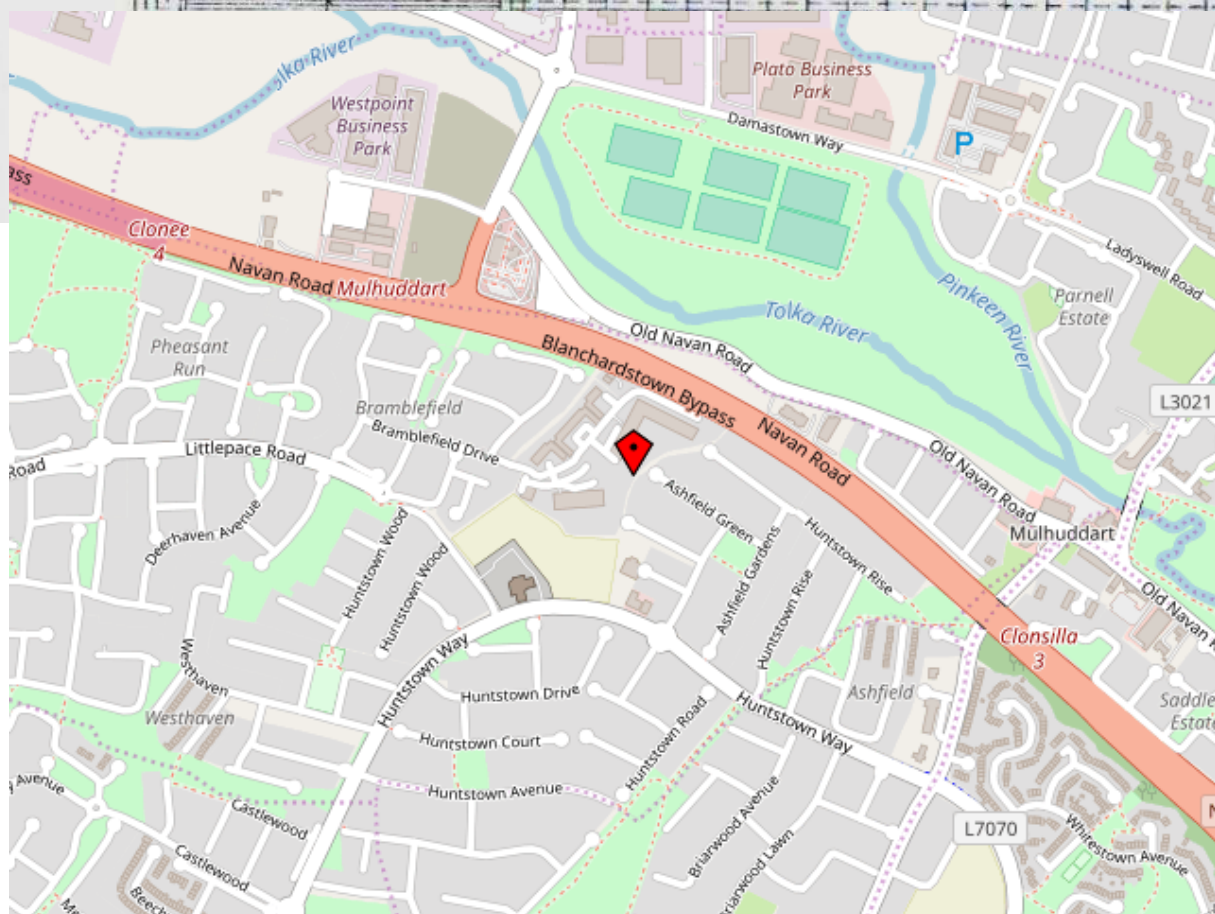
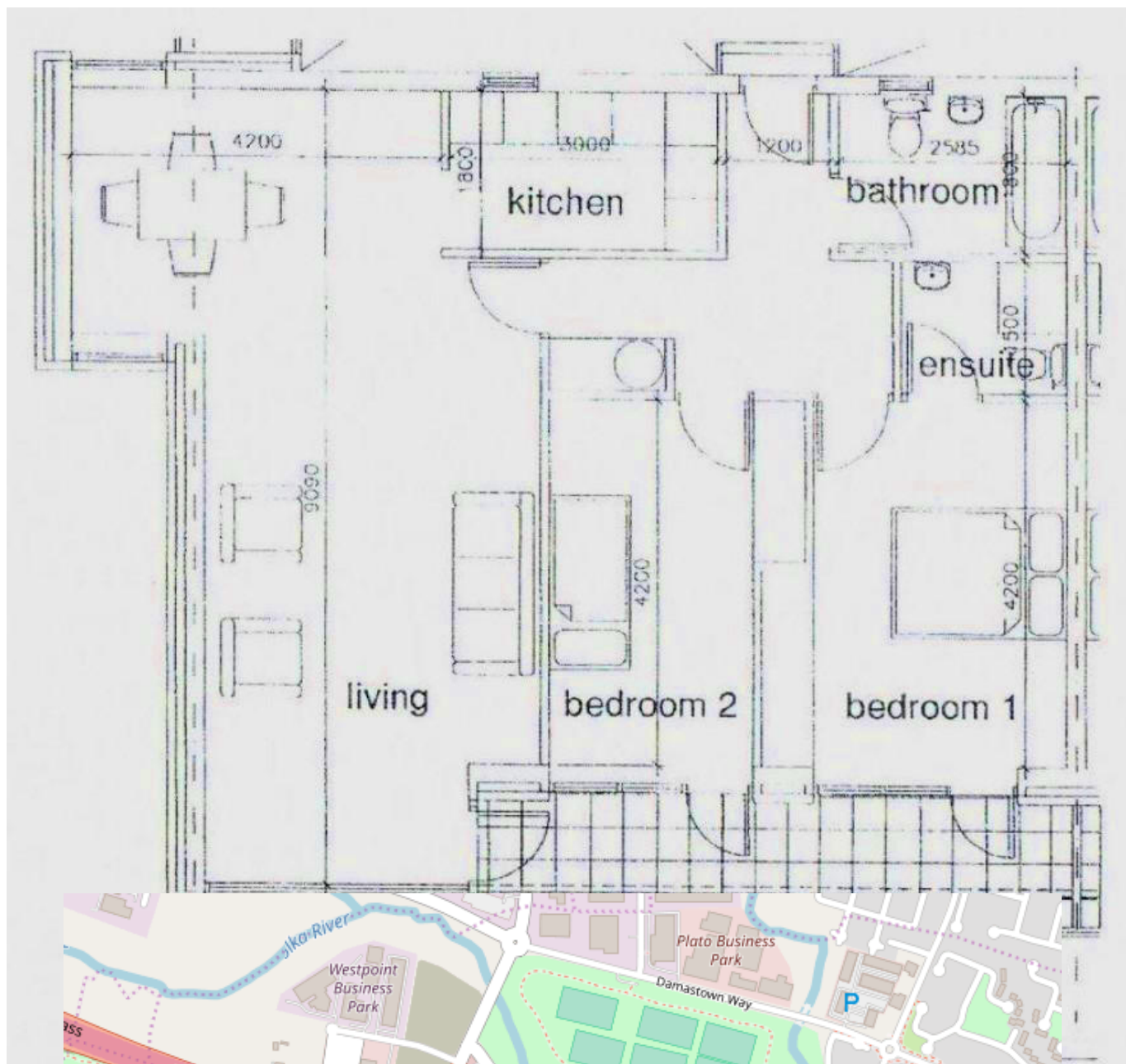
Bathroom

Bathroom

(2.88m x 2.18m)

Fully tiled floor, bath with shower over, tiled walls, extractor fan, and w.c. w.h.b.





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