

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

7 Ravenswood View, Clonsilla, Dublin 15



A unique and rare opportunity to purchase this magnificent bright and spacious 4 bed semi detached home with large study C 1400 Sq Ft, strategically located in this mature and popular residential area of Ravenswood. An excellent opportunity for any growing family to acquire this modern family home set on a large site with a fifty feet back garden. This superb location is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre, Clonsilla Station, The M50/N3 Motorway and the newly opened Ongar Village. Accommodation briefly comprises entrance hall with guest wc, living room with open fire and hardwood floor, extended kitchen, dining room with sliding doors to the patio area, and a large study. Upstairs off the landing there are four bedrooms with master en-suite and a family bathroom.

Outside: Front garden with driveway and parking for two cars. The rear garden is private and secure and extends to over fifty feet. There is a large side entrance with garden area to the side. Beautiful family home and well worth the view.

A.M.V. €465,000

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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

Four bedrooms with large study. (C 1400 Sq. Ft.)
Extensive side and rear garden.
Gas fired radiator central heating.
Ample range of appliances included.
Double glazed windows.
Hard wood flooring in all reception areas.
Security Alarm system.
Multiple telephone points.
Quiet cul-de-sac facing green.
Excellent off street parking.
Prime residential location.

Entrance Hall

5.57m x 2.103m (18'3" x 6'9")
Hardwood floor with guest wc.

Living Room

5.82m x 3.38m (19'.10" x 11'.10")
Feature fireplace with marble surround and open fire.
Hardwood flooring throughout.

Dining Room

2.96m x 3.901m (9'7" x 12'8")
Hardwood floors with sliding door to patio area.

Kitchen

5.60m x 2.46m (18'4" x 8'10")
Fully fitted kitchen with gas oven and hob, dishwasher and other appliances.

Lounge

Study

5.36m x 2.4m (17'6" x 7'9")
Large study with ample space for 3 desks and filing cabinets. Telephone and power points.



Bedroom 1

3.5m x 4.300m (11'5" x 14'11")

Large spacious room with built in wardrobes. En-suite with wc, w.h.b. and shower.

Bedroom 2

3.078m x 2.509m (10'10" x 8'5")

Built in wardrobes and bedside locker.

Bedroom 3

3.078m x 2.164m (10'10" x 7'10")

Built in wardrobes and bedside locker.

Bedroom 4

2.164m x 3.261m (7'1" x 10'7")

Built in wardrobes.

Bathroom

2.13m x 1.73m (7' x 5'7")

Comprising of bath with shower, w.c and w.h.b.



