

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

25 Meadow Copse  
Clonsilla  
Dublin 15



Rarely does the opportunity arise to acquire such a unique and attractive property as No.25 Meadow Copse Clonsilla. This stylish and contemporary three bed property is in excellent condition and extends to an impressive c. 1080sqft. This modern three Bed Semi-Detached dormer Bungalow with conservatory is situated in a quiet residential cull-de-sac just minutes from three schools and shops as well as the Blanchardstown Centre. Suitable for those looking for a Beautiful Family home within walking distance of shops, schools and frequent public transport to the city centre. Accommodation consists of Entrance hallway with guest wc, fully fitted kitchen with tiled floor, Stunning conservatory with tiled floor, large Living room with feature fireplace and bay window, a fully tiled family bathroom with shower separate bath and three large double bedrooms. The wonderful rear garden is fully paved and has two storage sheds. Situated just minutes from the Blanchardstown Shopping Centre, the M50/N3 Motorway and a host of local amenities such as schools, shops, and frequent public transport links to the city centre. Viewing is highly recommended.

**A.M.V. €199,000**

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

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

Beautiful three bed dormer bungalow with conservatory.  
Fully paved front driveway with off street parking for three cars.

Three double bedrooms.

Fully Fitted Modern kitchen.

Large Living room with feature fireplace.

Quiet Location in cull-de-sac close to shops schools and public transport.

Alarm system.

Side Entrance.

Fully paved rear garden with two storage sheds.

## Entrance Hall

Entrance hallway 12' 9" x 4' 6" (3.93m x 1.40m )

With wooden floor.

Guest WC. 6' 2" x 3' 8" (1.88m x 1.15m)

WC with whb and fully tiled.

## Living Room

Living room 15' 6" x 10' ( 4.75m x 3.04m )

Large bright room with wooden floor and feature fireplace.

## Dining Room

Conservatory 12.91 x 10.09 (3.93m x 3.07m)

Beautiful sunny room with tiled floor.

## Kitchen

Kitchen/dining room 12' 7" x 10" (3.87m x 3.04m)

Fully fitted Kitchen with wall and floor mounted units.



### Bedroom 1

Bedroom 1. 14' x 11' ( 4.26m x 3.33m )  
Large double bedroom with wooden floor, TV and phone point

### Bedroom 2

Bedroom 2. 12'4" x 8'9" ( 3.77m x 2.71m )  
Double bedroom with carpet floor and bay window.

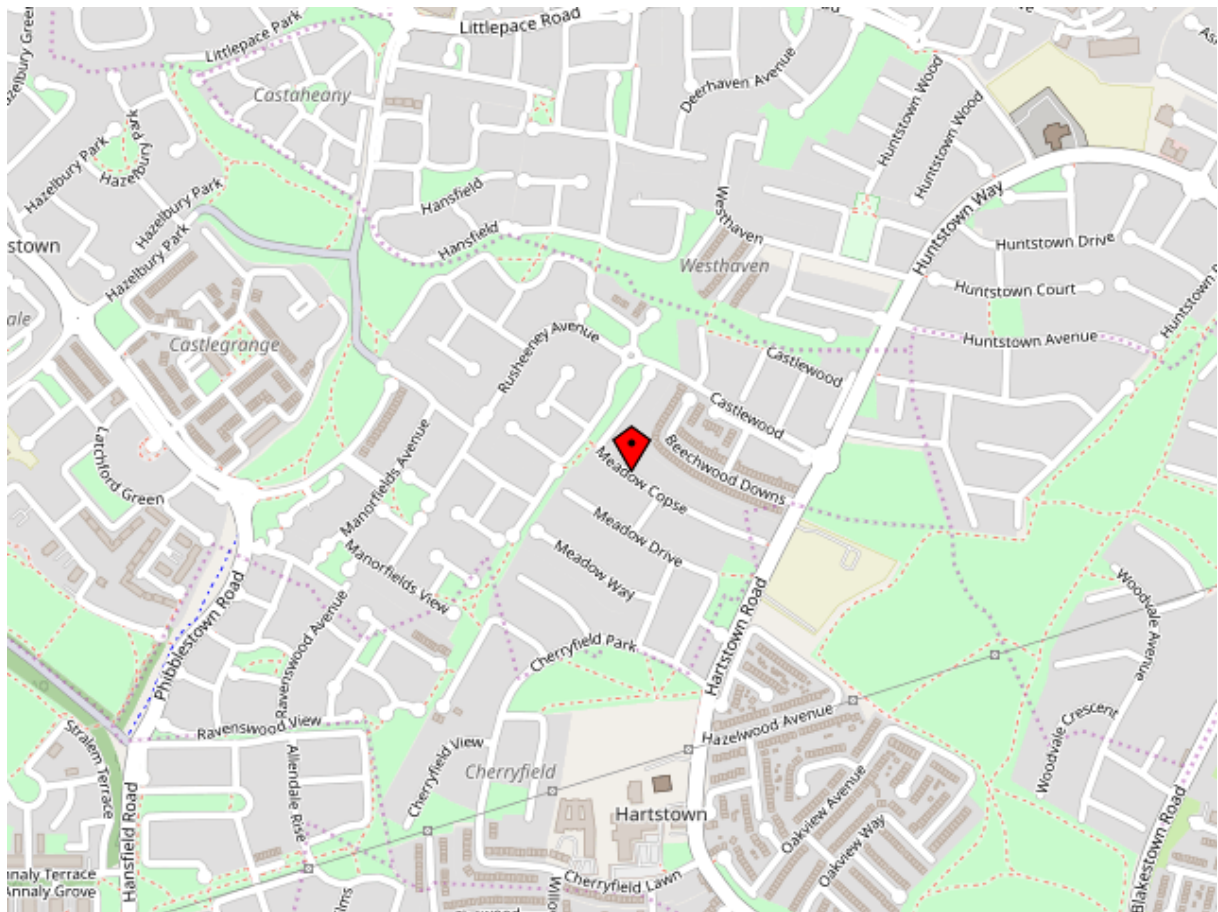
### Bedroom 3

Bedroom 3. 10'5" x 8'9" ( 3.20m x 2.71m )  
Carpet floor and built in wardrobes.

### Bathroom

Family Bathroom. 8'2" x 6' ( 2.49m x 1.82m )  
Fully Fitted Bathroom comprising bath, shower cubicle, W.C. and w.h.b.





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