

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

1 Meadow Dale
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this large three-bed family home with shomera and workshop located on a pivotal corner site in one of the most sought after developments in Clonsilla Dublin 15. This superb, generously proportioned family home is wonderfully positioned in a quiet cul-de-sac overlooking a large green area and is complemented by a truly magnificent west facing side and rear garden.

Suitable for those looking for a family home in a well established residential area within walking distance of Clonsilla station, two schools and many shops. The bright and spacious accommodation of c1200 Sq ft has been wonderfully decorated and boasts an array of special features to include, wooded floors in the hallway, a shaker style kitchen, and feature lighting in all rooms. The upstairs accommodation is exceptional boasting three large bedrooms and a family bathroom plus a floored attic. The extensive side garden has tremendous potential with excellent road frontage. To the front there is a drive with off street parking for two cars.

This superb location is much sought after due to its close proximity to Clonsilla station, the Blanchardstown Shopping centre, and the M50/N3 motorway.

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. €215,000

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Features

Superb three bed family home with shomera and floored attic.

Pivotal corner site that would be suitable for development. (Subject to P.P.)

Large rear garden over 25 Ft in width.

Three Bedrooms with loads of potential to extend.

Stunning Shomera with toilet and kitchen.

Floored attic (14 x 12) with loads of potential to convert.

Block built workshop to the side with power.

Fully fitted kitchen with tiled floor.

Wooden floors in reception areas.

PVC double glazed windows.

Feature Fireplace's in Living room.

Gas Central Heating

Fully landscaped west facing Rear Garden with side access.



Entrance Hall

(13.23 x 5.73) (4.03m x 1.74m)

With wooden flooring and under stairs storage.

Living Room

14.76 x 11.68) (4.49m x 3.56m)

Large living room with feature fireplace and wooden floor



Dining Room

11.25 x 9.53) (3.73m x 2.90m)

Bright and spacious room with wooden flooring

Kitchen

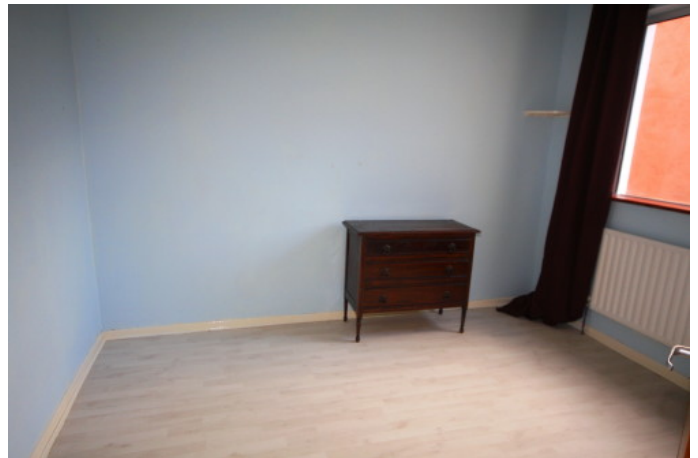
21.18 x 7.88) (6.45m x 2.40m)

Shaker style kitchen with ample wall and floor units. Tiled splashback. Large work surface.

Utility Room

(14.03 x 12) (4.27m x 3.65m)

Large Attic suitable for many uses.



Outside Features

Shomera. (19.57 x 11.48) (5.96m x 3.49m)

Large shomera with all toilet and kitchen, currently used as office.

Workshop to the side.

Block built with power.



Bedroom 1

(14 x 11.03) (4.26m x 3.36m)

Large double bedroom with fitted wardrobes with wooden floor.

Bedroom 2

(12.16 x 9.72) (3.70m x 2.96m)

Large double bedroom with fitted wardrobes and wooden floor

Bedroom 3

8.05 x 8.04) (2.45m x 2.45m)

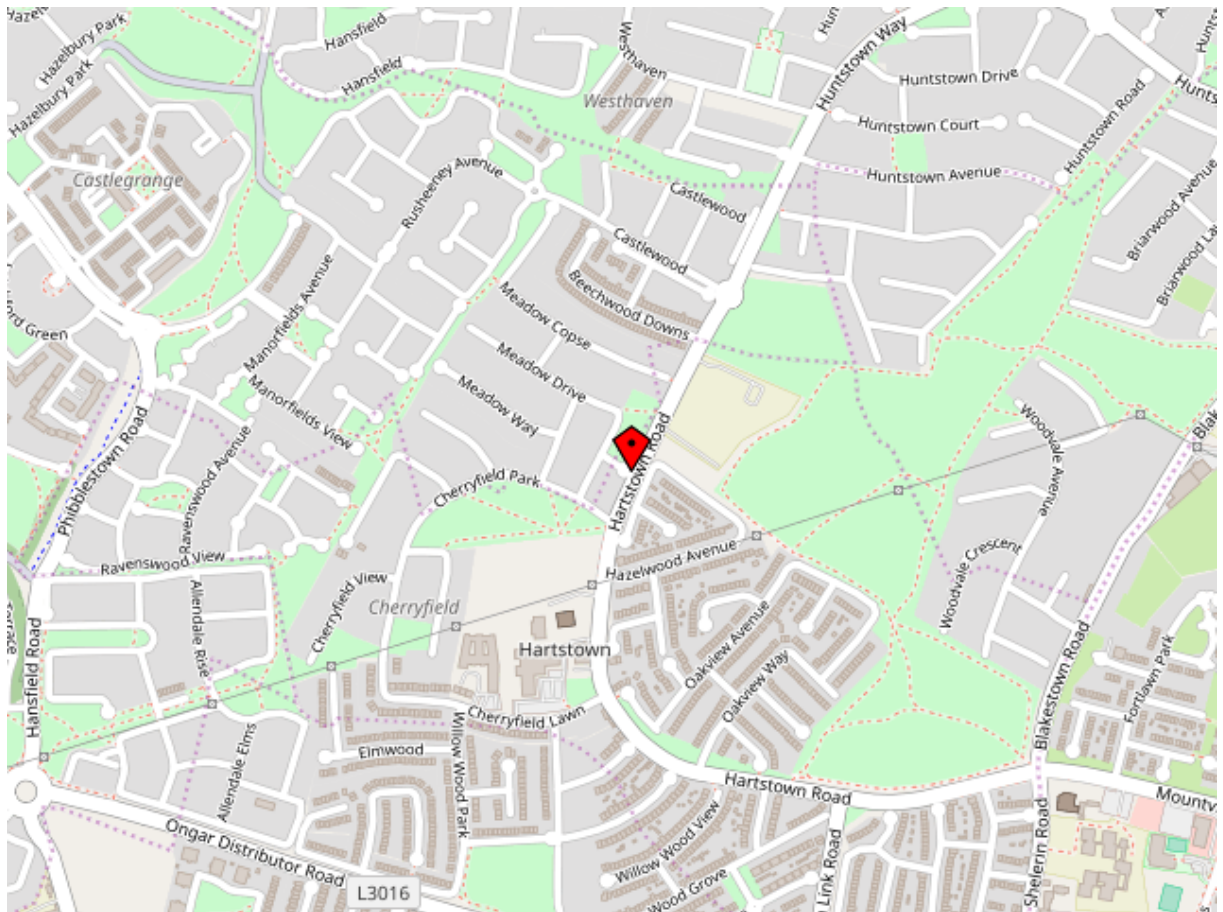
Single bedroom with wooden floor.

Bathroom

8.12 x 6.41) (2.47m x 1.95m)

Fitted bathroom with bath, w.c and w.h.b.





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