

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

9 Limelawn Wood
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this most attractive extended five bed semi-detached property with a superb sunny orientation in the highly regarded development of Limelawn Clonsilla.

Impeccably presented and meticulously maintained by its present house proud owners this large luxury home offers a turnkey solution to any discerning purchaser. This beautifully extended property has been decorated with taste and flair throughout and boasts an array of special features to include large extended fifth bedroom with en-suite bathroom, a fully fitted kitchen/dining room with a separate utility room, sun trap southwest facing rear garden with side entrance and conveniently located at the end of a quiet cul-de-sac overlooking a large green.

The upstairs accommodation is exceptional boasting four additional bedrooms with master en-suite and a family bathroom. This superb location is much sought after due to its close proximity to Clonsilla Village, the Blanchardstown shopping and coolmine train station. Viewing is highly recommended.

A.M.V. €369,000

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

Luxury five bed family home C 1523 Sq ft.
Located in quiet cul-de-sac overlooking a large green
Five large bedrooms with two en-suite bathrooms
Fully fitted kitchen with a host of integrated appliances.
Wooden floors in reception areas.
Security alarm system.
PVC double glazed windows.
Porcelain tiling in Kitchen and bathrooms.
Quality carpet in Bedrooms .
Feature Fireplace in living room.
Gas Central Heating.
Superb location within walking distance of Clonsilla village
and Coolmine station

Entrance Hall

(16.02 x 6) (4.93m x 1.82m)

With guest toilet, tiled flooring and alarm control panel.

Living Room

(18.89 x 12.34) (5.76m x 3.87m)

Stunning spacious living room with feature fireplace and ornate lighting.

Kitchen

(25.92 x 8.79) (4.88m x 2.71m)

Modern fully fitted kitchen with ample wall and floor units.
Tiled floor and splashback with a host of integrated
appliances including Oven, Hob, Fridge freezer,
Dishwasher.

Lounge

(14.57 x 9.86) (4.48m x 3.01m)

Bright spacious room with wooden floor.

Utility Room

(5.36 x 4.09) (1.67m x 1.34m)

Tiled floor with washing machine and dryer.

Outside Features

South/west facing back garden with side entrance and shed.



Bedroom 1

(16 x 9.61) (4.87m x 2.92m)

Large double bedroom with fitted wardrobes with carpet floor.

En-Suite. (7.22 x 6.67) (2.28m x 1.21m)

Large en-suite with tiled wall and floor, shower unit, w.c and w.h.b.

Ensuite

Bathroom (9.18 x 3.50) (2.79m x 1.066m)
With tiled floor shower cubicle, w.c and w.h.b.

Bedroom 2

(13.66x 10.11) (4.17m x 3.04m)

Large double bedroom with built in wardrobes

Bedroom 3

(11.39 x 9.25) (2.8m x 2.8m)

Large double bedroom with carpet floor and fully fitted wardrobes.

Bedroom 4

(10 x 8.63) (2.98m x 2.68m)

Single bedroom with fitted wardrobes and carpet floor.

Bedroom 5

(18.54 x 12.29) (5.65m x3.74m)

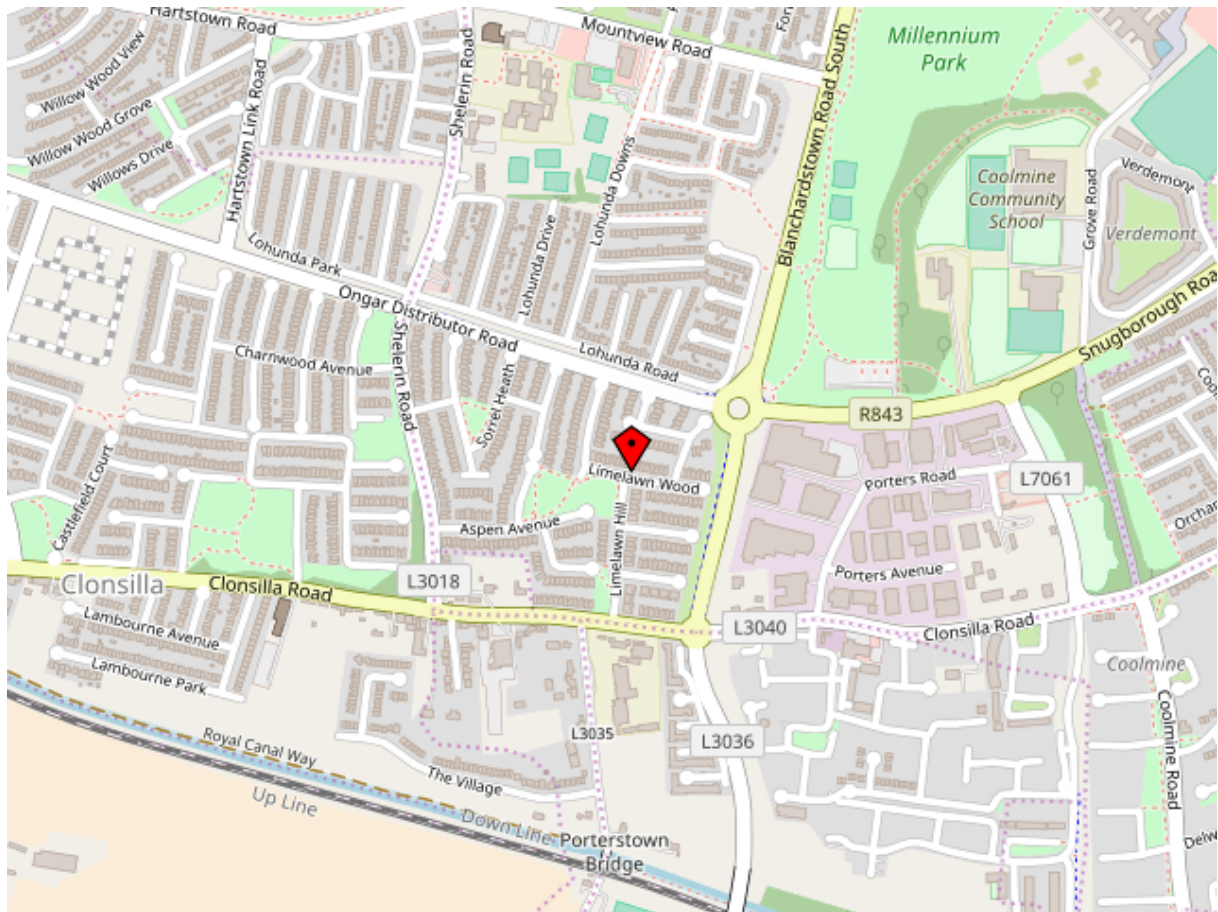
Extended fifth bedroom with wooden floor. Could be used as an additional reception room if required.

Bathroom

(6.83 x 6.51) (2.1m x 1.79m)

Tiled floor with part tiled walls with bath and shower over, w.c and w.h.b.





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