

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

4 Ravenswood Road  
Clonsilla  
Dublin 15



Truly something special, No 4 Ravenswood Road is one of the finest four bedroom family home's to come on the market in this mature and popular residential area of Ravenswood, Clonsilla. This unique family home has been newly decorated and upgraded with taste and flair throughout and boasts bright and spacious accommodation of c 1261 sq. ft. It is evident on entering that this fine family home has been lovingly upgraded over the years and it is presented in impeccable condition throughout offering impressive accommodation with bright well proportioned interiors. Number 4 is excellently located next to a large green and within walking distance of Clonsilla train station, shops and the vital N3 & M50 road networks. Accommodation consists of entrance hallway with guest toilet and solid walnut doors, newly fitted designer kitchen with porcelain tiled floor, /dining area with porcelain tiled floor and a stunning Living room with feature fireplace and wooden floor. Patio doors lead to the south west facing back garden. Upstairs there are four large bedrooms with master en-suite and a family bathroom. Outside the property is further enhanced by a large rear garden with a wonderfully south west orientation and most importantly not overlooked. There is off street parking for two cars.

Situated just minutes from Clonsilla station, 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. €299,000**

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## Features

Stunning four bed family home C 1261 Sq Ft..  
In showroom condition with many extras included in sale.  
Porcelain tiling in hallway with solid walnut doors to all room's.  
Newly fitted designer kitchen with porcelain tiled floor and solid walnut doors to living room.  
Solid walnut doors in hallway and living room.  
Beautiful Living room with feature fireplace and wooden floor.  
Four large bedrooms with master ensuite.  
Built in wardrobes in all bedrooms.  
Alarm system.  
Double Glazed windows.  
Gas Fired Central Heating.  
Excellent Location close to shops schools and Clonsilla railway station.

## Entrance Hall

19.14 x 6.77 (5.83m x 2.06m)

Entrance hallway with porcelain tiled floor and guest toilet.

## Living Room

18 x 11.52 (5.48m x 3.51m)

Large bright room with wooden floor and feature fireplace and open fire.

## Kitchen

19. x 18.00 (5.79m x 5.48m)

Stunning room with newly fitted designer Kitchen with ample wall and floor mounted units. Large dining area with porcelain tiled floor and patio doors to the rear garden with deck.

## Outside Features

South west facing garden with raised deck





## Bathroom

7.58 x 5.32 (2.31m x 1.62m)

Fully Fitted Bathroom comprising bath, W.C., and w.h.b.

Landing with hot press.



