

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

12 Oakview Close
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 12 Oakview Close Clonsilla an exceptional family residence enjoying a lovely position, tucked away on this quiet and mature cul-de sac just off Hartstown Road and only a twenty minute stroll from Clonsilla station. This is a superbly located and well positioned three bed semi-detached home located in a wonderful mature area within walking distance of The Blanchardstown Centre and schools and shops nearby. An excellent opportunity to acquire this beautifully presented property meticulously maintained by its present house-proud owners offering a turnkey home to any discerning purchaser.

This superb location is only minutes away from all local amenities and services including the M50/N3 Motorway, and the Blanchardstown shopping centre.

Accommodation briefly comprises entrance hallway with tiled floor, a wonderful living room with feature fireplace and carpet floor, next door you have a separate dining room with wooden floor and a large fully fitted kitchen/dining area with ample wall and floor units and door to the paved deck area and back garden with block built shed. The upstairs accommodation is exceptional boasting three large bedrooms all with built in wardrobes and a fully fitted family bathroom with bath and electric shower over. Excellent family home and well worth a view.

A.M.V. €225,000

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Features

Bright and spacious three-bed property C 100 Sq. Mts.
Recently upgraded with new front door fitted
Excellent location in quiet cull de sac.
Being sold fully furnished.
Wonderful rear garden west facing with block built shed.
Three large bedrooms all with fitted wardrobes.
Wonderful living room with carpet floor and feature fireplace.
Bright and spacious kitchen/dining room with tiled floor.
Gas fired central heating.
Within walking distance of schools and shops.

Entrance Hall

4.74m x 1.77m (15.56 x 5.83)
With tiled floor, under stairs storage.

Living Room

4.57m x 3.53m (15. x 11.60.)
Large living room with carpet floor and feature fireplace.

Dining Room

3.44 x 2.88 (11.29 x 9.47)
Bright and spacious room with wooden floor.

Kitchen

6.45m x 2.46m (21.17 x 8.08)
Beautiful kitchen with ample wall and floor units and tiled floor.
Dining area with tiled floor.

Outside Features

Large back garden with block built shed.



Bedroom 1

4.21m x 3.43m (13.84 x 11.27)

Large spacious double bedroom room with fitted wardrobes and carpet floor.

Bedroom 2

3.79m x 2.75m (12.44 x 9.14)

Double bedroom with built in wardrobes and carpet floor

Bedroom 3

2.56m x 2.53m (8.43 x 8.33)

Single bedroom with built in wardrobes and carpet floor.

Bathroom

2.39m x 1.87m (7.86 x 6.15)

Comprising of bath with shower over.
Fully tiled walls and floor.



