

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

2 Oakview Close
Clonsilla
Dublin 15



Rarely does the opportunity arise to acquire such a unique property as No 2 Oakview Close Clonsilla, with Full planning permission for two three bed semi-detached properties in the garden to the side complete with own entrance for both properties. This is a superbly located and well positioned three bed semi-detached home with converted attic C 1600 Sq. Ft situated on a large corner site at the beginning of a quiet cul-de-sac, within twenty minutes walking distance of Clonsilla station. An excellent opportunity to acquire this beautifully presented property with Full planning permission for two three bed semi-detached properties to the side with own entrance for both properties. This superb location is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre, Clonsilla Station, and the M50/N3 Motorway. Accommodation briefly comprises entrance hall with wooden floor and under stairs storage large living room with feature fireplace and wooden floor and dining room with wooden floor. The extended kitchen comes fully fitted with all appliances included in the sale. Next door to the kitchen you have a wonderful lounge with patio doors to the large side garden. To the front of the lounge there is an excellent garage with roller shutter door. The upstairs accommodation is excellent boasting three large bedrooms and a converted attic with en-suite bathroom. The family bathroom includes bath with shower over.

Outside: Front and side garden with off street parking for six cars. To the rear you have a wonderful west facing landscaped back and side garden with raised deck and two sheds.

A.M.V. €415,000

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

Bright and spacious three-bed semi-detached property C
1600 Sq. Ft.

Excellent location on large corner site, at the beginning of
mature cull de sac.

Full Planning Permission for Two three bed Semidetached
properties to the side with own entrance.

Large West facing back and side garden with raised deck.
Beautiful living room with wooden floor and feature
fireplace.

Stunning dining room with wooden floor.

Fully fitted kitchen with all appliances included in sale.

Lounge to the side with patio doors to the side garden.

Garage to the front with roller shutter door.

Gas fired radiator central heating.

Double-glazed windows.

Security Alarm system.

Excellent off street parking for six cars.

Prime residential location within twenty minutes' walk from
Clonsilla Station.

Entrance Hall

4.01m x 1.84m (13.17 x 6.06)

With wooden floor, under stairs storage, alarm control
panel.

Living Room

4.35m x 3.51m (14.30 x 11.53)

Stunning living room with wooden floor and feature
fireplace.

Dining Room

3.59m x 2.97m (11.78 x 9.75)

Excellent room with wooden floors, open plan to the living
room

Kitchen

6.43m x 2.43m (21.12 x 8)

Fully fitted kitchen with wooden floor. Double doors to
lounge area.

Lounge

5.95m x 4.99m (19.54 x 16.38)

Large bright room with wooden floor and patio door to the
side garden.

Outside Features

Stunning garden to the side and rear and south facing.



Bedroom 1

3.44m x 3.67m (11.29 x 12.07)

Large spacious double bedroom with wooden floor and built in wardrobes.

Ensuite

2.22m x 0.77m (7.31 x 2.53)

En-suite bathroom with shower cubicle.

Bedroom 2

3.86m x 3.35m (12.68 x 11)

Double bedroom with built in wardrobes and wooden floor.

Bedroom 3

2.58m x 2.57m (8.48 x 8.44)

Single bedroom with built in wardrobes and wooden floor

Bedroom 4

4.03m x 3.53m (13.23 x 11.60)

Large attic conversion with wooden floor and en-suite bathroom.

Bathroom

2.44m x 1.90m (8.02 x 6.26)

Fully fitted bathroom comprising of bath with shower over, w.c, and w.h.b .



