

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

51 Conor Clune Road
Navan Road
Dublin 7



Duffy Auctioneers take great pleasure in bringing to the market No 51 Conor Clune Rd, a totally refurbished three bed property which is presented in impeccable condition throughout. Well-proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. This beautiful three bed family home is located in one of Dublin 7 most sought after addresses at the end of Conor Clune road within walking distance of Blackhorse Ave and the Phoenix Park. Accommodation briefly comprises of entrance hallway with wooden floor, stunning living room with feature fireplace and carpet floor, dining room with feature fireplace and carpet floor and a newly fitted kitchen with wooden floor. The upstairs accommodation is exceptional boasting three large bedrooms all with built in wardrobes and a newly fitted family bathroom with bath and electric shower over. This superb location is only minutes away from all local amenities and services including The Phoenix Park, the M50/N3 Motorway, and a host of local amenities such as schools, shops, the wonderful Phoenix Park and frequent public transport to the city centre. Viewing is highly recommended!

A.M.V. €350,000

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Features

Magnificent three bed family home.
South facing garden with rear access from laneway.
In showroom condition and totally refurbished
Entrance Hallway with wooden floor.
Living room with feature fireplace and carpet floor.
Newly fitted family bathroom with bath and shower over
Large back garden with vehicular access to rear from laneway.
Newly fitted kitchen with wooden floor
Newly fitted Double Glazed Windows
Newly re-wired
Off street parking to the front
Prime residential location, between Navan road and Blackhorse Ave.

Entrance Hall

Entrance hallway 15.58 x 5.84 (4.74m x 1.78m)
Entrance hallway with wooden floor.

Living Room

Living room 14.14 x 11.59 (4.30m x 3.53m)
Large bright room with carpet floor and feature fireplace.

Dining Room

Dining room 14 x 11.61 (4.26m x 3.52m)
Dining room with carpet floor and feature fireplace. Patio doors lead to south facing back garden with access from the laneway.

Kitchen

Kitchen 9.95 x 5.78 (3.03m x 1.76m)
Newly fitted kitchen with wooden floor, all appliances incl in sale.

Outside Features

Rear garden that is fully landscaped with block built shed.
Rear access from the laneway to rear.



Bedroom 1

13.74 x 11.51 (4.18m x 3.25m)

Large double bedroom with fitted wardrobes and carpet floor.

Bedroom 2

12.14 x 11.21 (3.70m x 3.41m)

Double bedroom with fitted wardrobe and wooden floor

Bedroom 3

8.39 x 8.05 (2.55m x 2.45m)

Single bedroom with fitted wardrobes and wooden floor.

Bathroom

Family Bathroom. 7.39 x 5.79 (2.25m x 1.76m)

Newly fitted bathroom comprising bath with shower over, W.C., and w.h.b. Fully tiled floor and walls.



