

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

12 The Close
Hunters Run Clonee
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent three bed family home strategically located on a mature cul de sac in the popular residential area of The Close, Hunters Run, Clonee. Impeccably presented by the present house-proud owners this fine family home is sure to attract a variety of viewers. Accommodation briefly consists of entrance hallway with guest toilet, fully fitted kitchen/dining room with tiled floor, large Living room with bay window and feature fireplace. Next door you have a separate dining room with carpet floor and patio doors to the west facing rear garden with shed. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite, all with built in wardrobes and a fully tiled family bathroom. Outside the property is further enhanced by a large private fully landscaped rear garden with a wonderfully sunny orientation. There is off street parking for two cars. Situated next to local schools, Littlepace shopping center and the M50/N3 Motorway with frequent public transport links to the city centre. Viewing is highly recommended.

A.M.V. €290,000

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

Superb three bed family home C1080 Sq. ft.
In excellent condition with many extras incl in sale.
Three large bedrooms with master en suite.
Bright and spacious living room with feature fireplace and carpet floor.
Separate dining room with carpet floor and patio doors to west facing garden.
Modern fully fitted kitchen with all appliances incl in sale.
Gas Fired Central Heating.
Built in wardrobes in all bedrooms.
Secure off-road parking for two cars.
Superb Location in cul de sac with walk way to bus stop.
Within walking distance of shops and schools.
Fully landscaped West facing Rear Garden.

Entrance Hall

Entrance hallway 15.10 x 5.10 (4.6m x 1.55m)
Entrance hallway with guest toilet, wooden floor.

Guest Toilet 5.55 x 2.50 (1.69m x 0.76m)
With tiled floor, w.c and w.h.b.

Living Room

Living Room 18.78 x 11.30 (5.72m x 3.44m)
Large bright room with carpet floor and feature fireplace.

Dining Room

Dining Room. 13 x 11.9 (3.96m x 3.62m)
Bright and spacious room with carpet floor with patio door to rear garden.

Kitchen

Kitchen 18.80 x 9 (5.73m x 2.74m)
Modern fully fitted Kitchen with tiled floor, ample wall and floor units.

Outside Features

Excellent location in mature cul de sac next to schools and shops.



Bedroom 1

Bedroom 1. 13 x 12 (3.96m x 3.65m)
Large double bedroom with fitted wardrobes and wooden floor.

Ensuite

En-suite 5.86 x 5 (1.78m x 1.52m)
Fully tiled walls and floor with shower cubicle, wc and whb.

Bedroom 2

Bedroom 2. 14 x 10 (4.26m x 3.048m)
Double bedroom with fitted wardrobe and wooden floor.

Bedroom 3

Bedroom 3. 9.86 x 8 (3.m x 2.43m)
Single bedroom with fitted wardrobes and wooden floor.

Bathroom

Family Bathroom. 7.40 x 5.85 (2.25m x 1.78m)

Fully Fitted Bathroom comprising bath with shower over,
w.c. and w.h.b.
Tiled floor and walls.



