

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

15 Allendale Close  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning three-bedroom family home strategically located on a large corner site in the heart of Allendale within walking distance of local schools and Clonsilla train station. Impeccably presented and meticulously maintained by its present house-proud owners this large luxury home offers a turnkey solution to any discerning purchaser. The bright and spacious accommodation of c1162 Sq ft. has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, large living room with feature fireplace and wooden floor, a superb designer fitted kitchen with integrated appliances and patio doors to the deck area and landscaped back garden. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a fully fitted family bathroom. Outside the property is further enhanced by a private and secure rear garden with a wonderful sunny orientation with large side entrance. To the front there is ample parking for two cars. This property has to be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

A.M.V. €299,000

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## Features

Stunning three bed family home C 1162 Sq. ft.  
In showroom condition with many extras incl in sale.

Solid oak floors in hallway and living room.

Fully fitted designer kitchen with a host of integrated appliances

Stunning living room with wooden floor and feature fireplace.

Three large bedrooms with master en-suite

Newly fitted family bathroom with shower cubicle.

Superb location on corner site within ten minutes' walk of clonsilla station.

Security alarm system.

Gas Central Heating

Fully landscaped Rear Garden with shed and large side entrance.

## Entrance Hall

Entrance Hallway (6.10m x 1.77m)

With solid oak floor and under stairs storage, alarm control panel.

## Living Room

Living Room (5.96m x 3.53m)

Large living room with feature fireplace and solid oak floor

## Kitchen

Kitchen/Dining room (5.45m x 4.27m)

Fully fitted kitchen, ample wall and floor units. Porcelain

Tiled floor and splashback.

Large work surface and a host of integrated appliances.

Dining area with tiled floor and patio doors to deck area and landscaped garden with shed.

## Utility Room

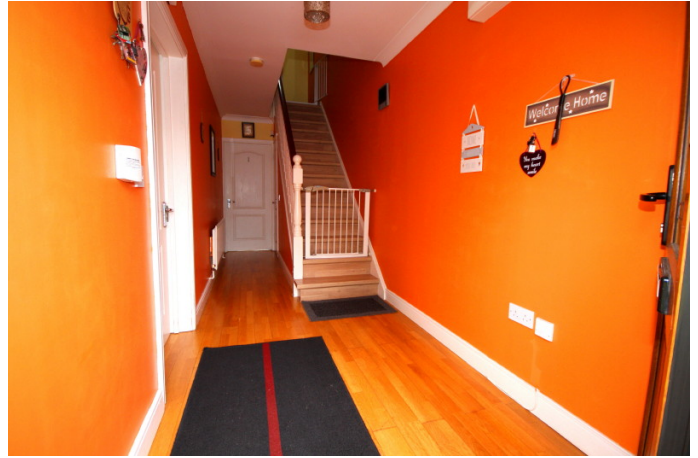
Guest Toilet/Utility room (2.72m x 1.53m)

Tiled floor, W.C and W.H.B. Extra storage for white goods.

## Outside Features

Landscaped back garden with patio and shed.

Large side entrance.





### Bedroom 1

Master Bedroom. (3.47m x 3.64m)  
Large double bedroom with carpet floor and fitted wardrobes.

### Ensuite

En-Suite. (2.41m x 1.37m)  
En-suite bathroom with shower cubicle, w.c and w.h.b.

### Bedroom 2

Bedroom 2. (4.11m x 3.18m)  
Large double bedroom with built in wardrobes and carpet floor

### Bedroom 3

Bedroom 3. (3.10m x 2.22m)  
Single bedroom with carpet floor and fully fitted wardrobes

### Bathroom

Family Bathroom. (2.59m x 1.89m)  
Family bathroom with tiled floor and shower cubicle, w.c and w.h.b.





FOR REFERENCE PURPOSES ONLY  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser

