

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

24 Linnetfields Square
Clonee
Dublin 15



Duffy Auctioneers take great pleasure in introducing to the market No.24 Linnetfields Square a beautiful three-bedroom duplex residence tucked away in this quiet residential gated community just off the Phibblestown Road. This stylish and contemporary own door property is spread out over two levels and extends to an impressive c. 968sqft/90.sqm. This stunning residence enjoys a most central location in this quiet development just a few minutes' stroll from the Ongar Village. Recently refurbished and upgraded by the present owner, this fine family home is beautifully presented and enjoys an enviable position in this quality-built development overlooking the open grounds to the rear. Accommodation briefly comprises of entrance hallway with wooden floor, stunning living room with wooden floor and an open plan newly fitted designer kitchen with a host of integrated appliances. Upstairs off the landing there are three large bedrooms and a newly fitted family bathroom with bath and shower over. To the front there is secure off-street parking, to the rear you have a large green area totally secure. We strongly recommend viewing without delay.

A.M.V. €249,000

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Features

Beautiful three bed family home C 968 Sq. ft.
In showroom condition with many extras included in sale.

Large living room with wooden floor

Newly fitted open plan designer kitchen with a host of integrated appliances.

Three large bedrooms all with built in wardrobes.

Newly fitted family bathroom with bath and shower over

Excellent location overlooking open green.

PVC double glazed windows.

Within walking distance of schools and shops.

Prime Residential location in gated community.

Management Fee EUR926 p.a.

Entrance Hall

Entrance Hall

(5.20m x 1.78m)

Beautiful entrance hallway with wooden floor and storage area.

Living Room

Livingroom

(4.84m x 4.37m)

Spacious light filled room with wooden floor and views over the rear gardens

Dining Room

Open plan to living room.

Kitchen

Kitchen/ Dining Room.

(5.7m x 2.83m)

Wonderful newly fitted designer kitchen and dining room with a host of integrated appliances

Outside Features

Well maintained secure gardens.



Bedroom 1

Master Bedroom.

(4.73m x 3.68m)

Bright and spacious master bedroom with carpet floors and fitted wardrobes.

Bedroom 2

Bedroom 2.

(3.75m x 2.63m)

Large bright and spacious double bedroom with built in wardrobes and carpet floor

Bedroom 3

Bedroom 3.

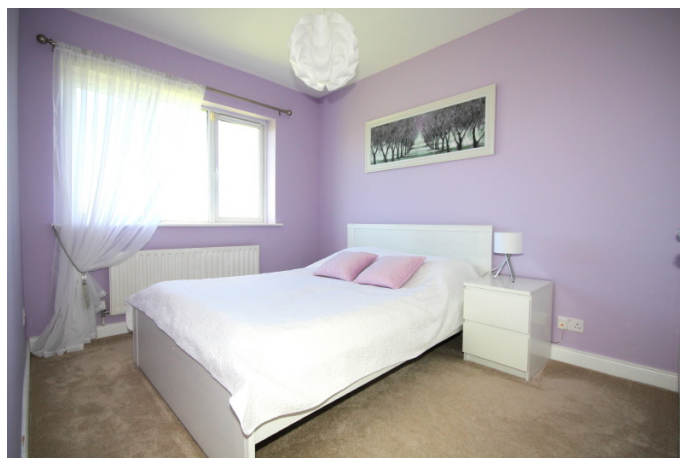
(2.90m x 2.68m)

Single bedroom with carpet floor and free-standing wardrobes.

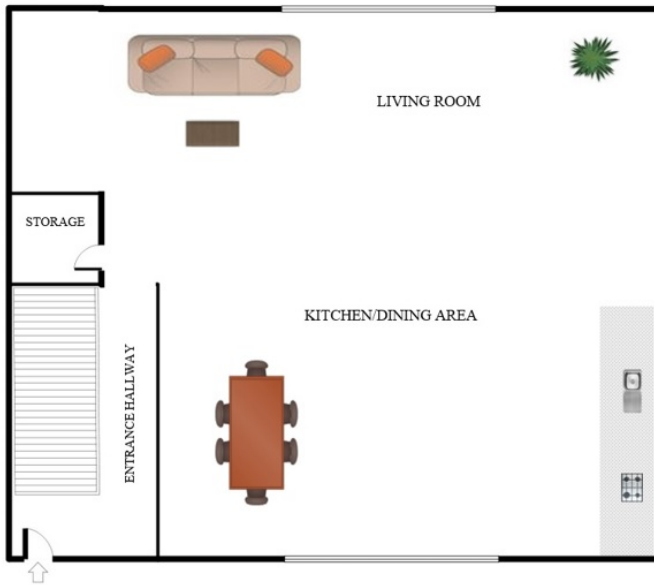
Bathroom

Bathroom. (2.84m x 2m)

Newly fitted family bathroom fully tiled with bath and shower over, WC and w.h.b



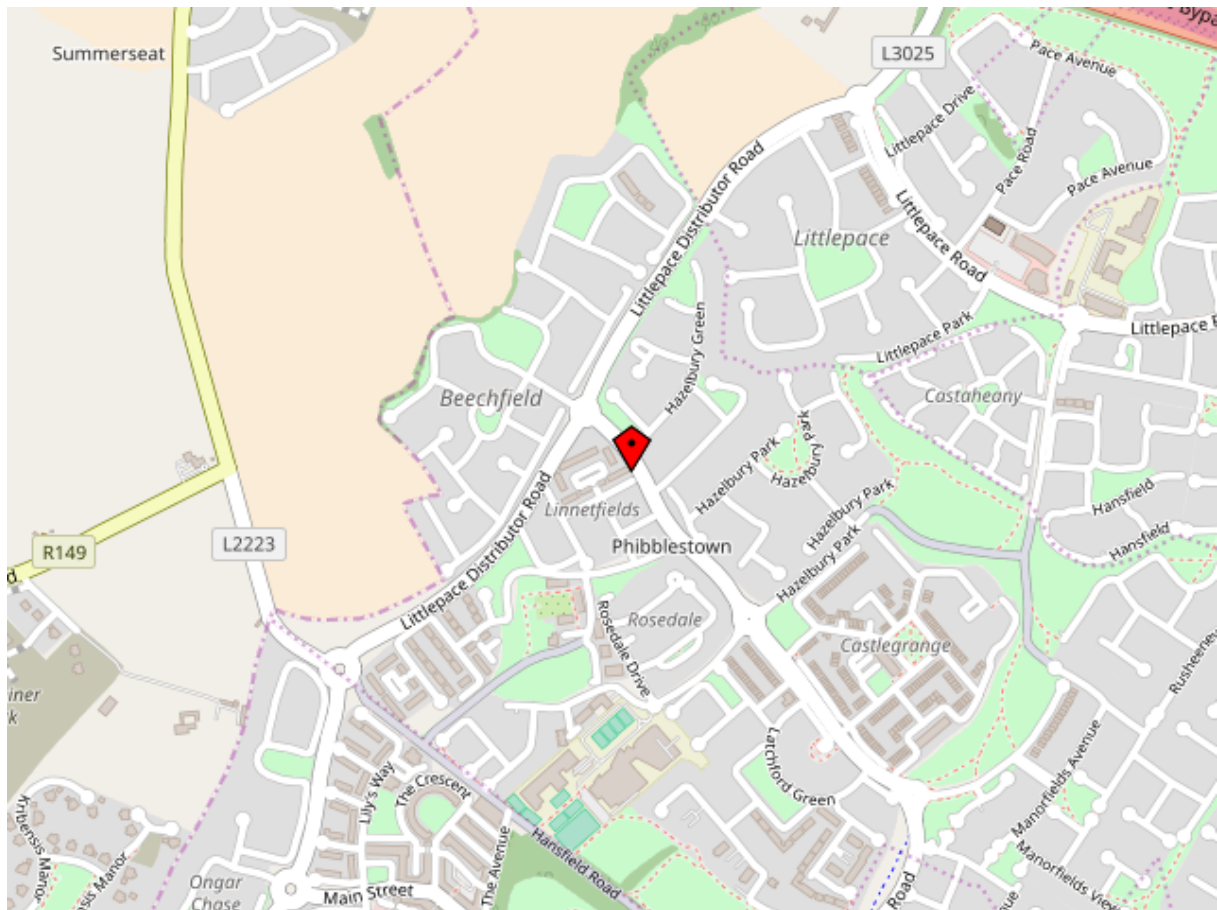
FIRST FLOOR



SECOND FLOOR



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



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