

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

160 Briarwood Close  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 160 Briarwood Close a large three bedroom family home in the mature and popular residential area of Briarwood, Clonsilla. This three bed property is in need of some modernisation but has massive potential with large well proportioned accommodation sure to entice a variety of discerning purchasers. Accommodation briefly comprises of entrance hallway with wooden floor, large living room with feature fireplace and wooden floor. Fully fitted kitchen/ dining room with tiled floors and patio door to the south facing back garden. The upstairs accommodation is excellent boasting three large bedrooms all with fitted wardrobes and a family bathroom. This superb location is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre, the M50/N3 Motorway, and a host of local amenities such as schools, shops, and frequent public transport links to the city centre. Viewing is highly recommended

A.M.V. €249,000

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

Large three bed semi-detached family home C 900 Sq. ft.  
Three large bedrooms with master all with fitted wardrobes.  
Fully fitted kitchen with tiled floor  
South facing back garden.  
Large living room with feature fireplace and wooden floor.  
Double Glazed windows.  
Gas Fired Central Heating.  
Front driveway with secure off road parking.  
Within walking distance of schools and shops.

## Entrance Hall

Entrance hallway (3.82m x 1.84m)  
Entrance hallway with wooden floor.

## Living Room

Living room (4.75m x 3.37m)  
Large bright room with wooden floor and feature fireplace

## Kitchen

Kitchen/Dining area (5.31m x 3.16m)  
Modern fitted Kitchen with tiled floor, ample wall, and floor units.  
Dining area.  
Bright and spacious area with tiled floor, back door to garden.

## Outside Features

South facing back garden.





### Bedroom 1

Bedroom 1. (3.74m x 3.11m)

Double bedroom with carpet floor and fitted wardrobes.

### Bedroom 2

Bedroom 2. (3.34m x 3.23m)

Double bedroom with fitted wardrobe and carpet floor.

### Bedroom 3

Bedroom 3. (2.67m x 2.16m)

Single bedroom with carpet floor

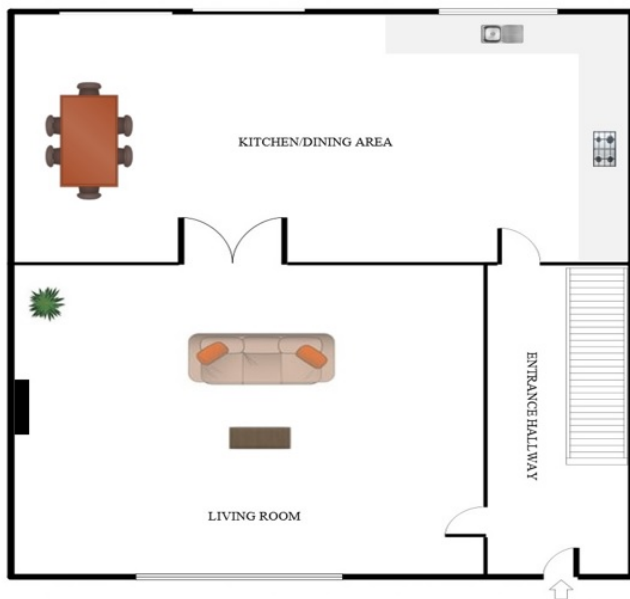
### Bathroom

Family Bathroom. 7.06 x 6.31 (2.15m x 1.92m)

Family bathroom comprising bath with shower over, W.C., and w.h.b.



# GROUND FLOOR

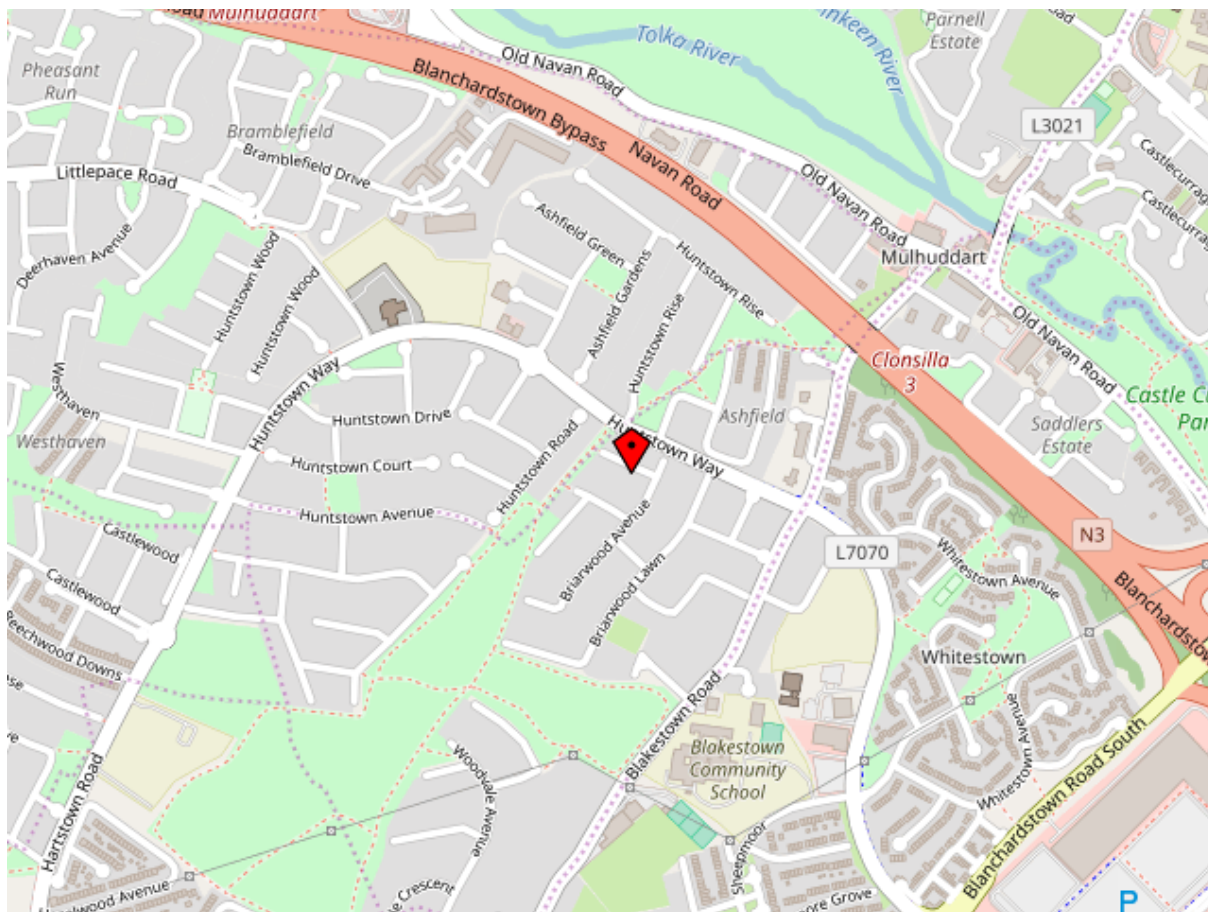


# FIRST FLOOR



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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