

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

12 Cherryfield Lawn  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this unique and attractive property in Cherryfield Lawn Clonsilla. This stylish and contemporary three bed dormer bungalow is in excellent condition and extends to an impressive c. 947sqft. This stunning property is situated in a quiet residential street just minutes from schools and shops as well as shopping in the Blanchardstown Centre. Suitable for those looking for a Beautiful Family home within walking distance of shops, schools and frequent public transport to the city centre. Accommodation consists of Entrance hallway with wooden floor, a stunning newly fitted kitchen with wooden floor, large living room with feature fireplace and wooden floor. There are two double bedrooms on the ground floor both with fitted wardrobes and wooden floor. Upstairs off the landing you have the superb master bedroom with fitted wardrobes and wooden floor, next to the newly fitted family bathroom with bath and electric shower. The wonderful rear garden is fully paved with garden shed. Situated just minutes from 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. €269,000

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie

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## Features

Beautiful three bed dormer bungalow.  
In excellent condition with many extras included in sale  
Three double bedrooms all with fitted wardrobes wooden floor.  
Newly fitted kitchen  
Solid oak doors in hallway.  
Gas central heating.  
Large Living room with feature fireplace and wooden floor  
Mature Location close to shops schools and public transport.  
Large side entrance.  
Stunning fully landscaped rear garden with garden shed.  
Off street parking for two cars.

## Entrance Hall

Entrance hallway (4.38m x 1.40m )  
With wooden floor and alarm control panel

## Living Room

Living room ( 4.75m x 3.35m )  
Large bright room with newly fitted wooden floor and feature fireplace.

## Kitchen

Kitchen/dining room (3.96m x 3.35m)  
Beautiful Newly fitted Kitchen with ample wall and floor mounted units.  
Wooden floor.

## Outside Features

Fully landscaped front and back garden  
Off street parking for two cars





### Bedroom 1

Bedroom 1. ( 4.94m x 3.48m )

Large double bedroom with wooden floor and fitted wardrobes.

### Bedroom 2

Bedroom 2. ( 3.96m x 3m )

Double bedroom with wooden floor and built in wardrobes

### Bedroom 3

Bedroom 3. ( 3.92m x 3m )

Double bedroom with wooden floor and fitted wardrobes.

### Bathroom

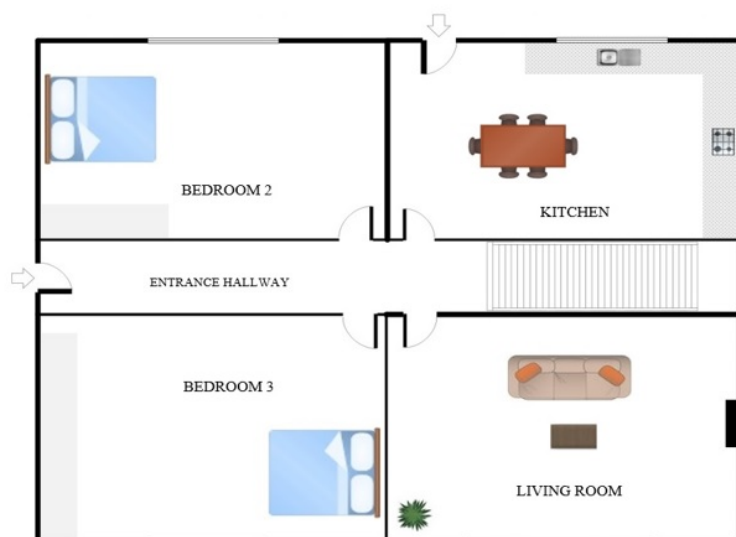
Family Bathroom. ( 3.04m x 2m )

Newly Fitted Bathroom comprising bath with electric shower, W.C. and w.h.b.



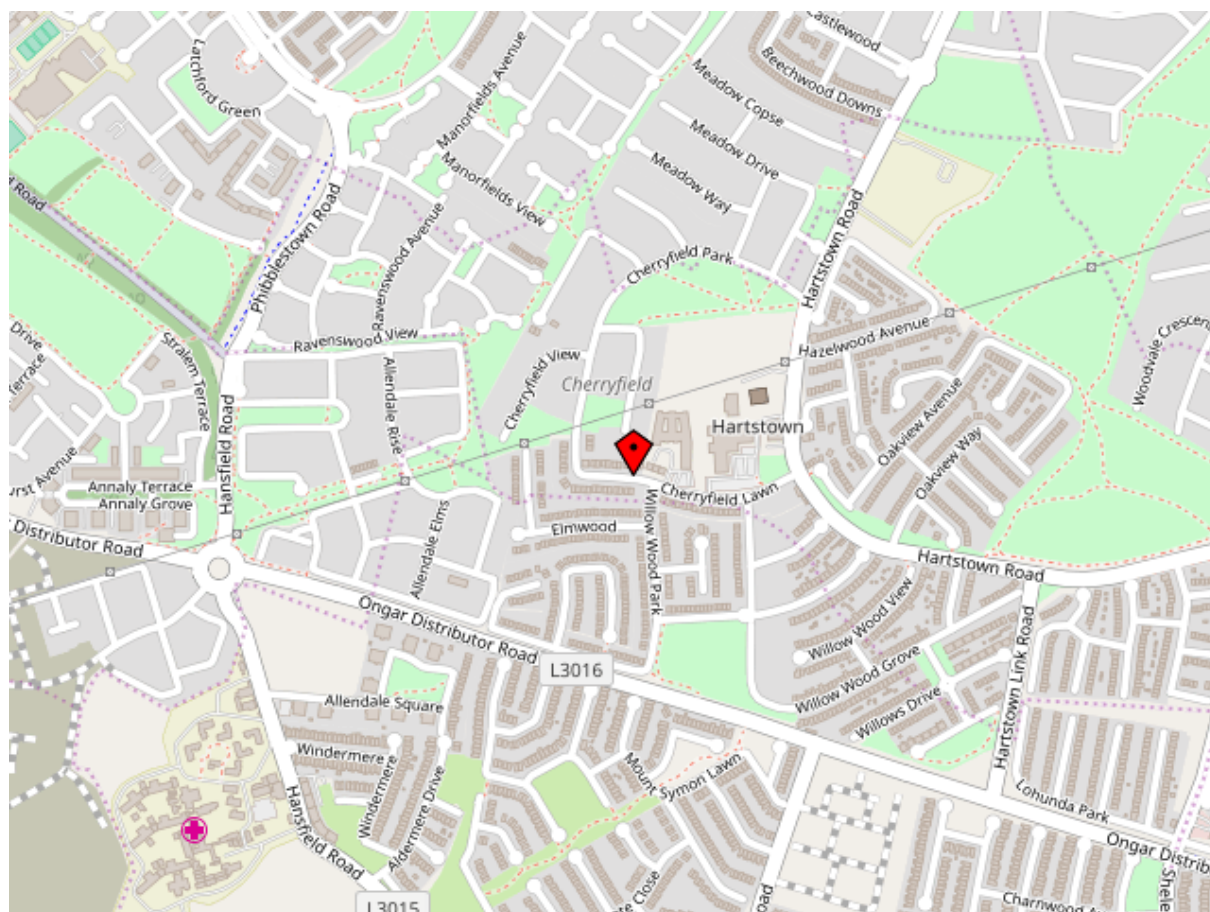
GROUND FLOOR

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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