

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

56 Shackleton House  
Clonee  
Dublin 15



Stylishly appointed to an exacting high standard and presented in superb condition offering quality fittings throughout this stunning two bed Penthouse Apartment is superior in every respect. This superb residence enjoys a most central location in this mature and settled development just off the N3 and only a few minutes stroll from local schools and shops. Number 56 is a wonderful penthouse apartment with spaciouly well-proportioned accommodation of c. 85. sq. m (914 sq. ft). The many excellent features include two double bedrooms with master en-suite, fully fitted kitchen with granite worktop and a superb south facing balcony that is private and not overlooked. This stunning apartment is situated in a well-established location convenient to excellent public and the N3/M50 road network. Accommodation briefly comprises of entrance hall with hardwood floor, living/dining room with hardwood floor and patio door to the south facing balcony that is not overlooked. The superb fitted kitchen has granite worktop with ample wall and floor units. There are two double bedrooms with master en-suite and a fully tiled family bathroom with bath and shower over. Outside: Large green area with private and secure underground parking. 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. €225,000

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

Stunning two bed penthouse apartment C 914 Sq Ft.  
In showroom condition with many extras incl in sale.  
Superb living room with wooden floor and door to the south facing balcony.  
Large fully fitted kitchen with granite worktop and tiled floor.  
Dining room with wooden floor.  
Two Spacious Double Bedrooms with master en-suite  
Family Bathroom fully tiled with bath and shower over.  
Hardwood floors throughout  
Gas Central Heating.  
Double Glazing Throughout  
Intercom System  
Secure underground parking.  
Large south facing balcony, not overlooked.  
Prime residential location just a short walk from schools and shops.

## Entrance Hall

Entrance Hall  
(3.38m x 1.15m)

Entrance hallway with hardwood floor and alarm control panel.

## Living Room

Living room  
(7.68m x 4.31m)

Stunning living room with hardwood floor and patio doors to large south facing balcony. UPVC double glazed window

## Dining Room

With wooden floor.

## Kitchen

Kitchen/Dining area  
(6.71m x 2.78m)

Fully fitted kitchen with granite worktop and tiled splash back, stainless steel sink unit, oven and hob, extractor fan, and integrated fridge / freezer.

Dining area with wooden floor and window.

## Outside Features

Superb grounds with underground parking.



### Bedroom 1

Master Bedroom

(5.38m x 2.88m)

Double bedroom with wooden floor and fitted wardrobes.  
TV point and double sockets and uPVC window.

### Ensuite

En-Suite

(1.86m x 1.77m)

Fully tiled with shower cubicle, w.c and w.h.b.

### Bedroom 2

Bedroom 2.

(4.33m x 2.50m)

Double bedroom with wooden floor and uPVC window.

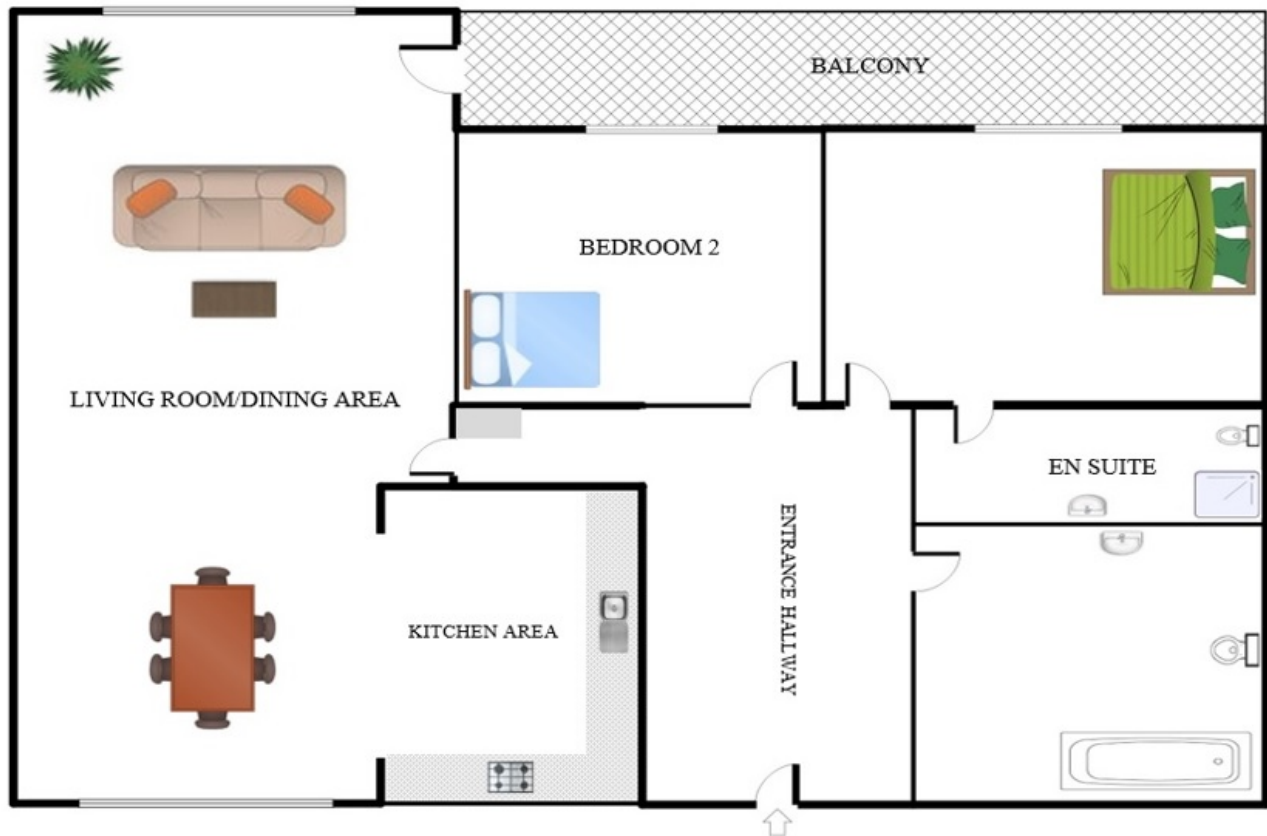
### Bathroom

Bathroom

(2.88m x 2.18m)

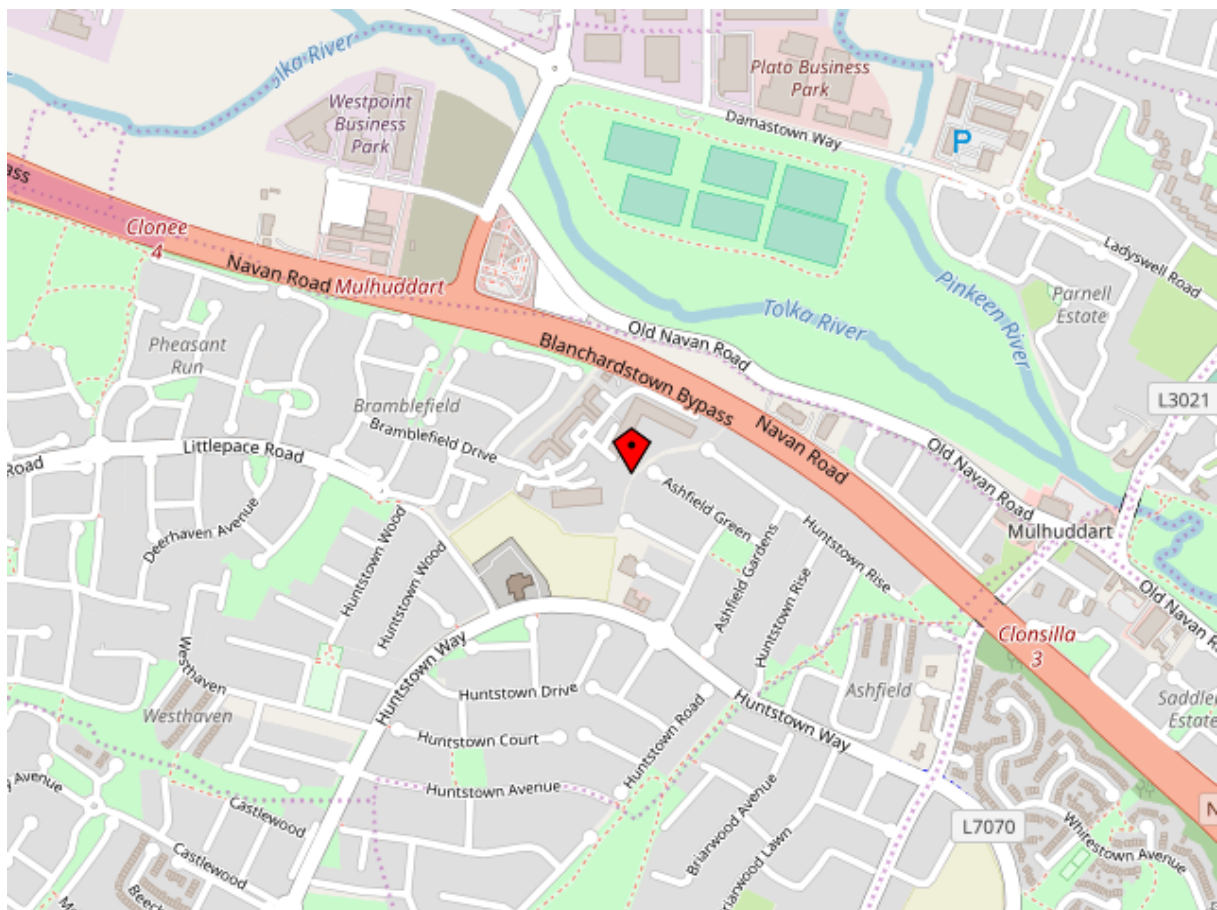
Fully tiled floor, bath with shower over, tiled walls, extractor fan, and w.c. w.h.b.





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

**DUFFY**  
AUCTIONEERS



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.