

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

46 Hazelwood Avenue
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 46 Hazelwood Avenue Clonsilla an exceptional family residence enjoying a lovely position, tucked away on this quiet and mature cul-de sac just off Hartstown Road and only a twenty-minute stroll from Clonsilla station. This is a superbly located and well positioned three bed semi-detached home located in a wonderful mature area within walking distance of schools and shops and frequent public transport to the city centre. This superb location is minutes away from all local amenities and services including the M50/N3 Motorway, and the Blanchardstown shopping centre.

Accommodation briefly comprises entrance hallway with wooden floor and guest toilet, a wonderful living room with feature fireplace and wooden floor, and a separate open plan dining room with wooden floor. Next door there is a large fully fitted kitchen/dining area with tiled floor and ample wall and floor units with door to the superb back garden. The upstairs accommodation is exceptional boasting three large bedrooms and a fully fitted family bathroom with bath and tiled floor. Excellent family home and well worth a view.

A.M.V. €259,000

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

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Features

Bright and spacious three-bed property C 100 Sq. Mts.
Excellent location on mature cull de sac.
Three large bedrooms with fitted wardrobes.
Superb living room with wooden floor and feature fireplace.
Large open plan dining room with wooden floor
Bright and spacious kitchen/dining area with tiled floor.
Gas fired central heating.
Double glazed windows.
Wonderful walled rear garden.
Within walking distance of schools and shops.

Entrance Hall

Hall: Entrance Hallway: 4.82m x 1.81m
With wooden floor and guest toilet.

Guest toilet 1.69 x 0.77
With wooden floor.

Living Room

Living Room: 4.47m x 3.50m
Large living room with wooden floor and feature fireplace.

Kitchen

Kitchen: 6.60m x 2.40m
Fully kitchen with ample wall and floor units with tiled floor.
Dining area with tiled floor.

Lounge

Dining Room: 3.46 x 2.90
Bright and spacious open plan room with wooden floor

Outside Features

Large back garden.
Off street parking for two cars.



Bedroom 1

Bedroom 1: 4.15m x 3.36m

Large spacious double bedroom room with fitted wardrobes, wooden floor and shower unit.

Bedroom 2

Bedroom 2: 3.81m x 2.76m

Double bedroom with built in wardrobes and carpet floor

Bedroom 3

Bedroom 3: Bedroom 3: 2.56m x 2.56m

Single bedroom with carpet floor.

Bathroom

Bathroom: 2.53m x 1.94m

Comprising of bath with w.h.b. and w.c.
Part tiled walls and floor.



