

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

5 Cherryfield View
Clonsilla
Dublin 15



Truly something special, No 5 Cherryfield View is one of the finest three-bedroom family home's to come on the market in this mature and popular residential area of Cherryfield, Clonsilla. This unique family home has been extended and upgraded with taste and flair throughout and boasts bright and spacious accommodation of c 105 sq. Mts.

It is evident on entering that this fine family home has been lovingly upgraded over the years and it is presented in impeccable condition throughout offering impressive accommodation with bright well-proportioned interiors. Number 5 is excellently located next to a large green and within walking distance of Clonsilla train station, shops and the vital N3 & M50 road networks.

Accommodation briefly comprises of entrance hall with wooden floor, superb living room with feature fireplace and wooden floor, open plan dining area with wooden floor, a fully fitted designer kitchen/dining area with tiled floor. The extended sunroom is south facing with guest toilet to the side. To the front there is a large double bedroom with fitted wardrobes and wooden floor. The upstairs accommodation is exceptional boasting two additional bedrooms and a newly fitted family bathroom. To the rear you have a fully landscaped south facing back garden with mature plants and shrubs. Driveway with off street parking for two cars. Viewing is highly recommended.

A.M.V. €290,000

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

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Features

Beautiful extended three bed family home (C 105 Sq. Mts.)
Stunning living room with wooden floor and feature fireplace.
Beautiful open plan kitchen/dining room with tiled floor.
Superb sunroom with wooden floor.
In Showroom condition with many extras incl in sale
Three large bedrooms.
Extensive rear garden fully landscaped.
Wooden floors in all reception areas.
Newly fitted Gas fired central heating.
Double glazed windows.
Security Alarm system.
Multiple telephone and TV points in all rooms.
Excellent off-street parking in mature cul de sac.
Prime residential location.

Entrance Hall

Entrance Hallway
5.m x 1.19m

With wooden floor with alarm control panel.

Living Room

Living Room
4.68m x 3.41m

Bright stunning room with wooden floor and Feature fireplace.

Kitchen

Kitchen/Dining area
6.47m x 4.m

Fully fitted designer kitchen with tiled floors and splash.
Dining room with wooden floor, open plan to sunroom

Lounge

Sunroom

3.07m x 3.67m

Wooden floor with patio door to the south facing back garden.

Guest Toilet 1.51m x 1.05m

Guest toilet with tiled floor and window.

Outside Features

South facing rear garden fully landscaped
Off street parking for two cars.



Bedroom 1

Master Bedroom.

3.81m x 3.m

Bright and spacious double bedroom with built in wardrobes and wooden floor.

Bedroom 2

Bedroom 2.

3.54m x 3.49.m

Large double bedroom with free standing wardrobes and wooden floor.

Bedroom 3

Bedroom 3.

3.49m x 3.16m

Double bedroom with free standing wardrobes and wooden floor.

Bathroom

Family Bathroom

2.68m x 2.m

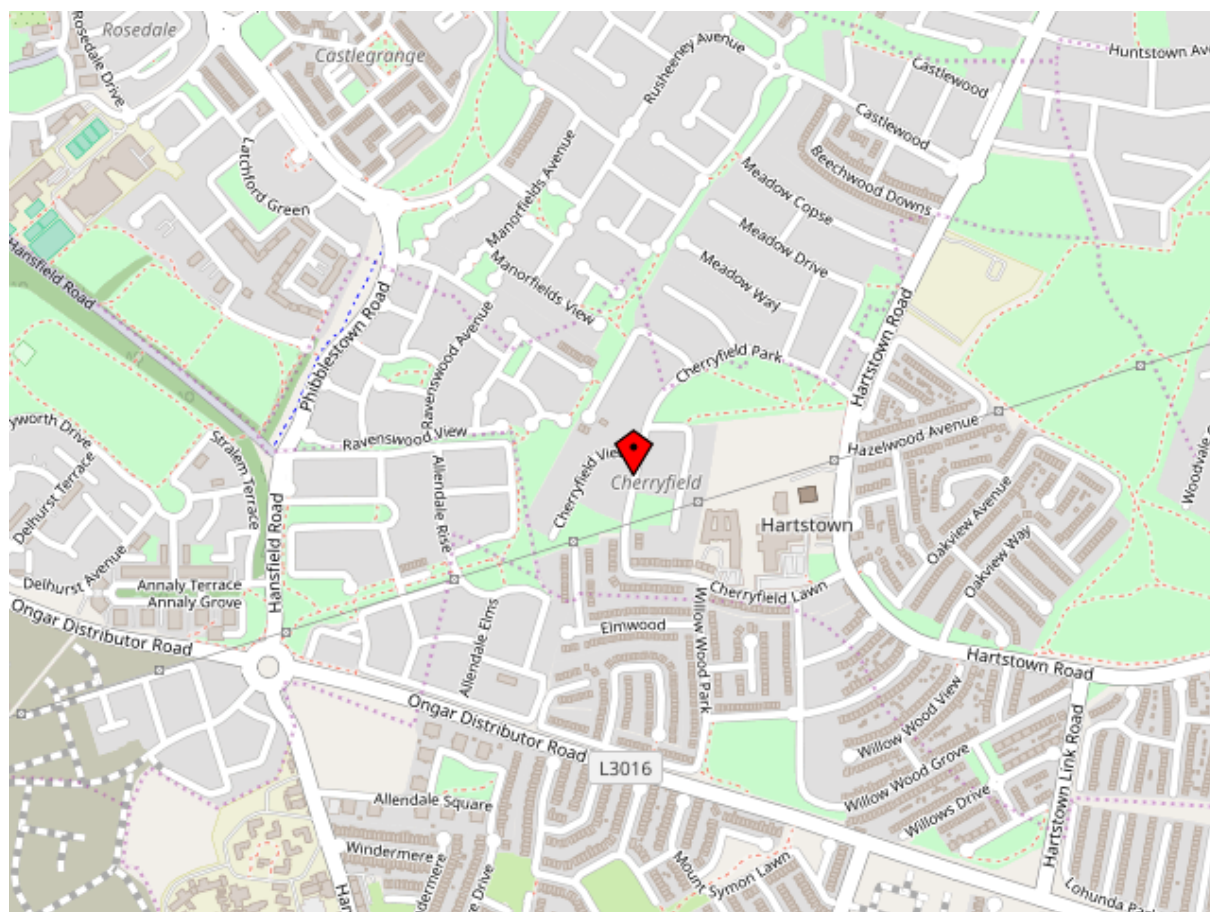
Stunning bathroom, newly fitted with bath and shower over, w.c, and w.h.b.





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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ESTABLISHED 1924



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