

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

112 Fortlawn Park  
Clonsilla  
Dublin 15



Rarely does the opportunity arise to acquire such a unique and attractive property as No 112 Fortlawn Park, Clonsilla. This three-bed end of terrace property has been upgraded and extended over the years and now incorporates a separate own door property with an additional two bedrooms attached. This is a superbly located and well positioned extended five bed family home with parking and detached garage to the side C 1603 Sq ft situated on a large corner site within twenty minutes walking distance of Blanchardstown Shopping Centre. This wonderful property has been tastefully redesigned and extended to provide excellent family accommodation suitable for any growing family. This superb location is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre, The National Aquatic Centre, and the M50/N3 Motorway. Accommodation briefly comprises entrance hall with tiled floor, large bright living room with wooden floor and feature fireplace a superb kitchen/dining room with tiled floor and fitted kitchen. The upstairs accommodation is excellent boasting three large bedrooms and a family bathroom. Next door with access through its own front door there is a superb fitted kitchen/dining room with wooden floor and an open plan living room with feature fireplace and wooden floor. Upstairs off the landing there are two large bedrooms with master en-suite. Outside: Front and side garden with detached garage to the side. There is additional secure off-street parking. To the rear you have a wonderful east facing landscaped garden.

**A.M.V. €315,000**

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## Features

Bright and spacious extended five-bed end of terrace property with detached garage C 1603 Sq. Ft.  
Excellent location on large corner site, at the beginning of mature cull de sac.

Detached garage to the side (23 Sq Mts) with secure parking space to the side.

Owner occupied, never rented.

Building 1.

Beautiful living room with feature fireplace and wooden floor.

Superb fitted kitchen with wooden floor.

Three large bedrooms with family bathroom.

Gas fired radiator central heating.

Double-glazed windows.

Building 2.

Own door entrance.

Fully fitted kitchen/dining room.

Living room with wooden floor and feature fireplace

Two large bedrooms with master en-suite.



## Entrance Hall

Entrance Hallway

(5.81 x 1.78)

With tiled floor and storage area.



## Living Room

Living Room

4.40m x 3.32m

Stunning living room with wooden floor and feature fireplace.

## Kitchen

Kitchen/Dining Area

5.16m x 3.25m

Fully fitted kitchen with tiled floor.

Dining area with tiled floor and door to back garden with garage



## Outside Features

Detached garage with parking space to the side.

Parking space. 4.60m x 4

Detached Garage 6m x 3.81m.

Superb detached garage with power. (Suitable for conversion. Subject to P.P.)





### Bedroom 1

Bedroom 1.  
3.28m x 3.21m

Large spacious double bedroom with carpet floor

### Bedroom 2

Bedroom 2.  
3.39m x 2.83m

Double bedroom with built in wardrobes and wooden floor.

### Bedroom 3

Bedroom 3  
3.05m x 2.30m

Single bedroom with fitted wardrobes and carpet floor

### Bedroom 4

Bedroom 1. 3.79m x 3.17m

Large double bedroom with carpet floor.

En-suite 3.24m x 1.76m

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

### Bedroom 5

Bedroom 2. 3.31m x 2.20m

Single bedroom with free standing wardrobes and carpet floor.

### Bathroom

Family Bathroom  
2.54m x 1.74m

Fully fitted bathroom comprising of shower cubicle, 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

