

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

20 Portersgate Close  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent four bed family home strategically located on a mature cul de sac in the popular residential area of Portersgate Clonsilla. Well-proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1280 sq. ft. Accommodation briefly comprises of entrance hallway with wooden floor and guest toilet, stunning living room with feature fireplace and wooden floor, dining area with wooden floor and patio doors to the landscaped back garden and a fully fitted designer kitchen with tiled floor. The upstairs accommodation is exceptional boasting four large bedrooms with master en-suite and a family bathroom. This superb location is only minutes away from all local amenities and services including Clonsilla Station, the Blanchardstown Shopping Centre, the M50/N3 Motorway, and a host of local amenities such as schools, shops, and frequent public transport to the city centre. Viewing is highly recommended!

**A.M.V. €375,000**

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## Features

Stunning four bed family home c 1280 Sq. ft.  
In excellent condition with many extras included in sale  
Located on mature tree lined road  
South facing rear garden with shed  
Four large bedrooms with master en-suite.  
Wooden Floors in all reception areas.  
Wonderful living room with feature fireplace and wooden floor.  
Fully Fitted designer kitchen.  
Beautiful dining area with wooden floors and views of back garden.  
Within five minutes walking distance of Clonsilla station.  
Gas Fired Central Heating.

## Entrance Hall

Entrance hallway 20 x 6. 2 (6.09m x 1.88m)  
Entrance hallway with guest toilet, wooden floor.

Guest toilet 6.19 x 2.62 (1.88m x 0.79m)  
With tiled floor, w.c and w.h.b.

## Living Room

Living room 18.11 x 11.72 (5.51m x 3.57m)  
Wonderful bright and spacious room with wooden floor and feature fireplace.

## Dining Room

Dining Room. 14 x 9 (4.26m x 2.74m)  
Bright and spacious area with wooden floor with patio door to the back garden.

## Kitchen

Kitchen 19 x 9 (5.79m x 2.74m)  
Fully fitted designer kitchen with tiled floor and splashback.

## Outside Features

South facing back garden with shed.



### Bedroom 1

Bedroom 1. 12.73 x 11 (3.88m x 3.35m)  
Large double bedroom with fitted wardrobes and wooden floor

### Ensuite

Ensuite 5.68 x 5.21 (1.73m x 1.58m)  
Tiled walls, shower cubicle with wooden floor, wc and whb

### Bedroom 2

Bedroom 2. 12 x 10.35 (3.65m x 3.15m)  
Double bedroom with wooden floor.

### Bedroom 3

Bedroom 3. 11.30 x 8 (3.44m x 2.43m)  
Double bedroom with fitted wardrobes and wooden floor

### Bedroom 4

Bedroom 4. 12.55 x 7 (3.82m x 2.13m)  
Single bedroom with fitted wardrobes and carpet floor.

### Bathroom

Family Bathroom. 7.20 x 6.70 (2.19m x 2.04m)  
Fully Fitted Bathroom comprising bath with 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

