

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

54 Huntstown Lawn  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 54 Huntstown Lawn Clonsilla an exceptional family residence enjoying a lovely position, tucked away on this quiet and mature cul-de sac just off

Blakestown Road and only a ten-minute stroll from Blanchardstown Shopping Centre. This is a superbly located and well positioned extended three bed semi-detached home located on a large site with tremendous development potential 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 carpet floor and under stairs storage, a wonderful living room with wooden floor, and an open plan dining room with feature fireplace and wooden floor plus a large fully fitted kitchen/dining area with solid oak floor. Next to the kitchen you have a utility room with guest toilet and electric shower. The upstairs accommodation is excellent boasting three large bedrooms and a fully fitted family bathroom with bath. The superb back garden has a block built shed. The large side garden has development potential for extension or detached garage. ( Subject to P.P.) Excellent family home and well worth a view.

**A.M.V. €285,000**

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## Features

Bright and spacious extended three-bed property C 95 Sq. Mts.

Excellent location on mature cull de sac.

Superb site with development potential to side and rear.

Three large bedrooms.

Large living room with wooden floor.

Stunning open plan dining room with solid oak floor and feature fireplace.

Bright and spacious kitchen/dining area with solid oak floor.

Utility room with guest toilet to rear.

Gas fired central heating.

Double glazed windows.

Wonderful walled rear garden with block built shed.

Within walking distance of schools and shops and Blanchardstown Shopping Centre.

## Entrance Hall

Hall: Entrance Hallway: 4.m x 1.90m

With carpet floor and under stairs storage.

## Living Room

Living Room: 3.68m x 3.55m

Large living room with wooden floor.

## Kitchen

Kitchen/Dining room: 5.60m x 3.56m

Fully kitchen with ample wall and floor units with solid oak floor.

Bright and spacious open plan dining room with solid oak floor and feature fireplace.

## Utility Room

Utility Room: 3m x 1.90m

With tiled floor, extra storage and back door.

Guest toilet 2.83 x 1.19

With tiled floor and electric shower.

## Outside Features

Large site to the side suitable for Garage or Extension.





### Bedroom 1

Bedroom 1: 4.25m x 3.77m

Large spacious double bedroom room with fitted wardrobes and carpet floor.

### Bedroom 2

Bedroom 2: 3.77m x 3.15m

Double bedroom with free standing wardrobes and wooden floor.

### Bedroom 3

Bedroom 3: Bedroom 3: 2.77m x 2.55m

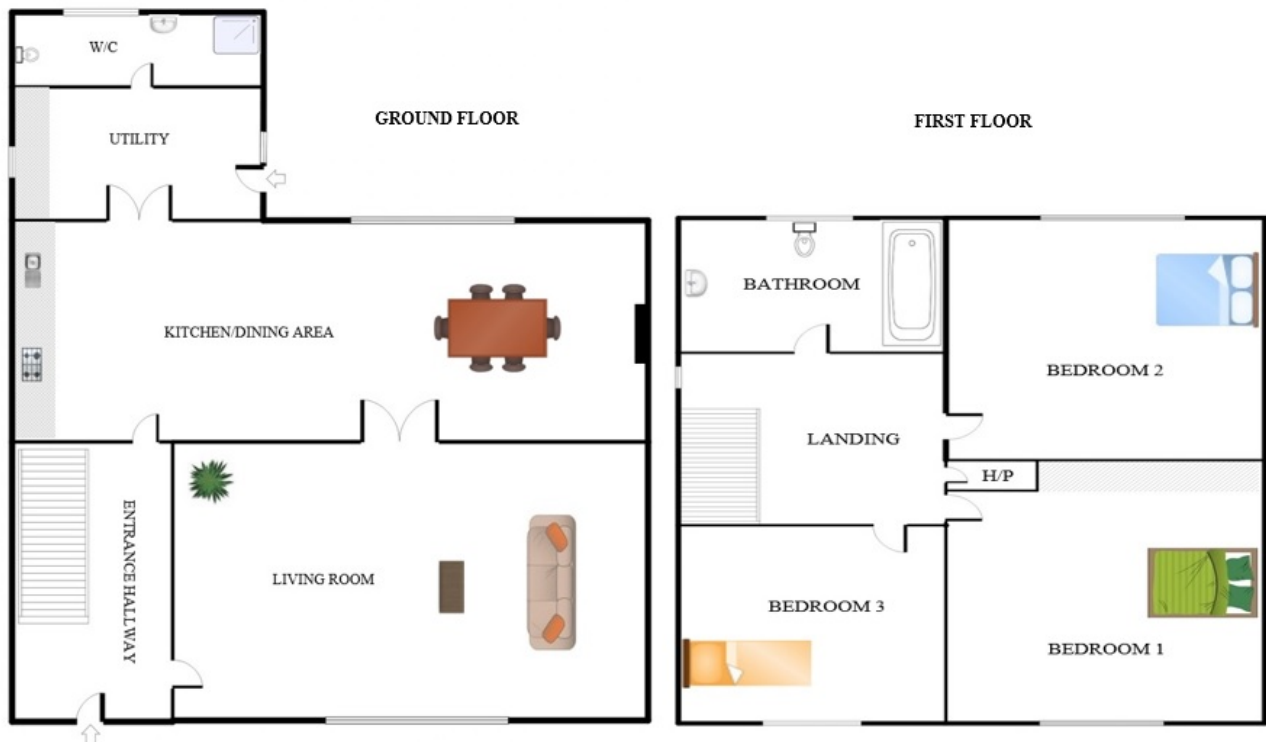
Single bedroom with carpet floor.

### Bathroom

Bathroom: 2.30m x 1.72m

Comprising of bath with w.h.b. and w.c.  
Fully Tiled.





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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