

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

3 Willow Wood Rise
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this unique and attractive property in Willow Wood Rise Clonsilla. This stylish and contemporary three bed dormer bungalow is in excellent condition and extends to an impressive c. 947sqft. This superb property is situated in a quiet residential street just minutes from schools and shops as well as shopping in the Blanchardstown Centre. Suitable for those looking for a

Beautiful Family home within walking distance of shops, schools and frequent public transport to the city centre. Accommodation consists of Entrance hallway with wooden floor, a fully fitted kitchen with wooden floor and a large living room with feature fireplace and wooden floor. There are two double bedrooms on the ground floor both with free standing wardrobes and wooden floor. Upstairs off the landing you have the superb master bedroom with and wooden floor, next to the fully fitted family bathroom with bath and electric shower. The wonderful rear garden is part paved with garden shed.

Situated just minutes from the Blanchardstown Shopping Centre, the M50/N3 Motorway and a host of local amenities such as schools, shops, and frequent public transport links to the city centre.

Viewing is highly recommended.

A.M.V. €265,000

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Features

Large three bed family home C 947 Sq ft.
In excellent condition with many extras included in sale
Three double bedrooms.
Fully Fitted kitchen.
Large Living room with feature fireplace and wooden floor.
Fully fitted family bathroom with bath and shower over.
Mature location close to shops schools and public transport.
Large east facing rear garden with block built shed.

Entrance Hall

Entrance hallway (3.93m x 1.40m)
With wooden floor and storage cupboard.

Living Room

Living room (4.49m x 3.31m)
Large bright room with wooden floor and feature fireplace.

Kitchen

Kitchen/dining room (4.m x 3.30m)
Fully fitted Kitchen with wooden floor.
All appliances included in sale.

Outside Features

Part paved back garden with block built shed.



Bedroom 1

Bedroom 1. 14 x 11 (4.26m x 3.01m)
Large double bedroom with carpet floor

Bedroom 2

Bedroom 2. 12.4 x 8.9 (3.71m x 3.m)
Double bedroom with wooden floor.

Bedroom 3

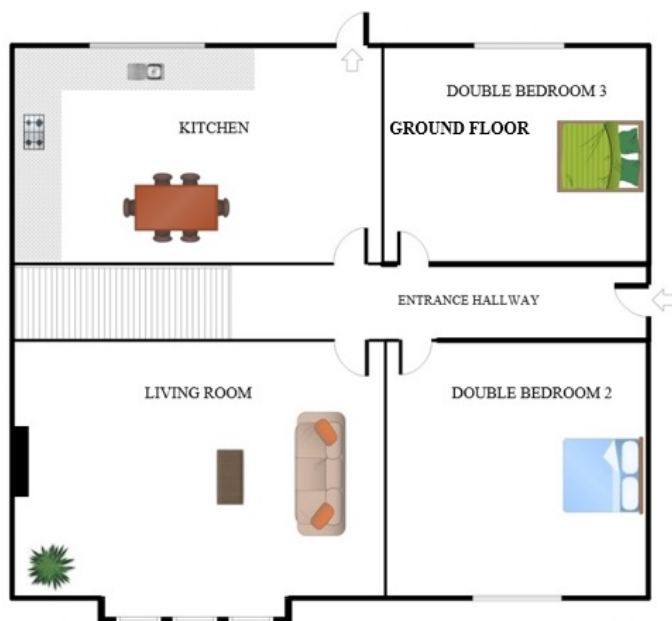
Bedroom 3. 10.5 x 8.9 (3.54m x 2.97m)
Double bedroom with carpet floor and built in wardrobes.

Bathroom

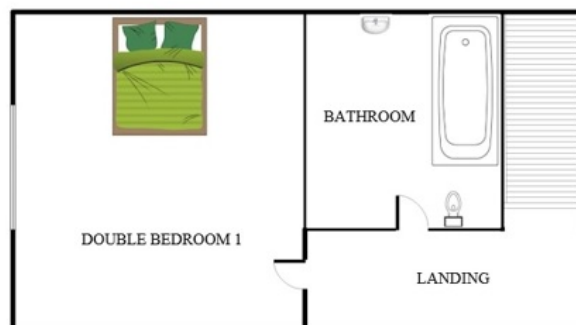
Family Bathroom. 8.2 x 6 (3m x 1.67m)
Fully Fitted Family Bathroom comprising bath with shower
over W.C. and w.h.b.



GROUND FLOOR



FIRST FLOOR



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 1947

