

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

12 St Mochtas Chase
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent extended four bed family home with converted attic strategically located on a mature cul de sac in the popular residential area of St Mochtas Clonsilla. This superbly located and well positioned family home is situated on a mature cul-de-sac, within walking distance of Coolmine station. An excellent opportunity to acquire this beautifully extended property that has been meticulously maintained and extended by its present house-proud owners offering a turnkey home to any discerning purchaser.

This superb location is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre, Coolmine Station, the M50/N3 Motorway, and St Mochtas national school.

Accommodation briefly comprises entrance hallway with wooden floor and guest w.c, large living room with feature fireplace and wooden floor, superb dining room with wooden floor and patio doors to the large garden.

Next door you have a fully fitted kitchen with tiled floor and a separate utility room with extra storage area.

The upstairs accommodation is exceptional boasting four large bedrooms with master en-suite and a fully fitted family bathroom plus a superb converted attic currently being used as a fifth bedroom.

Outside: Front garden with driveway and parking for two cars. The rear garden is private and secure and is not overlooked. Excellent family home and well worth the view.

A.M.V. €375,000

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Features

Bright and spacious four-bed family home with converted attic.

Four large bedrooms all with built in wardrobes.

Superb converted attic with built in wardrobes.

Stunning extended kitchen/dining area with tiled floor.

Large living room with wooden floor and feature fireplace.

Dining room with wooden floor and patio doors to garden.

Fully fitted kitchen with tiled floor.

Utility room with extra storage.

Gas fired radiator central heating.

Double-glazed windows.

Excellent location on mature cull de sac next to coolmine station.

Entrance Hall

Entrance Hallway

4.84m x 2.02m

With wooden floor, alarm control panel and guest WC.

Guest toilet

1.66m x 0.78m

With tiled floor, w.c and w.h.b.

Living Room

Living Room

4.68m x 3.98m

Large living room with wooden floor, feature fireplace with marble surround and gas fire insert.

Dining Room

Dining room

4.07m x 3.26m

Large dining room with wooden floor and patio doors to the private rear garden.

Kitchen

Kitchen/Dining area

6.63m x 2.85m

Fully fitted kitchen with tiled floor. All appliances included in sale.

Utility Room

Utility Room

2.23m x 1.01m

Utility room with extra storage and white goods.

Outside Features

Front garden with driveway and parking for two cars.

The rear garden is private and secure and is not overlooked.



Bedroom 1

Master Bedroom.

4.73m x 3.42m

Large spacious double bedroom room with wooden floor and built in wardrobes.

Ensuite

En-suite

2.49m x 1.54

Fully fitted with tiled floor, w.c, w.h.b., and shower.

Bedroom 2

Bedroom 2.

3.82m x 2.64m

Double bedroom with built in wardrobes and wooden floor.

Bedroom 3

Bedroom 3

3.m x 2.25m

Double bedroom with built in wardrobes and wooden floor.

Bedroom 4

Bedroom 4

3.m x 2.25m

Single bedroom with built in wardrobes and wooden floor.

Bedroom 5

Converted attic.

5.m x 3.01m

Superb room currently being used as a fifth bedroom.

Bathroom

Family Bathroom

2.07m x 1.80m

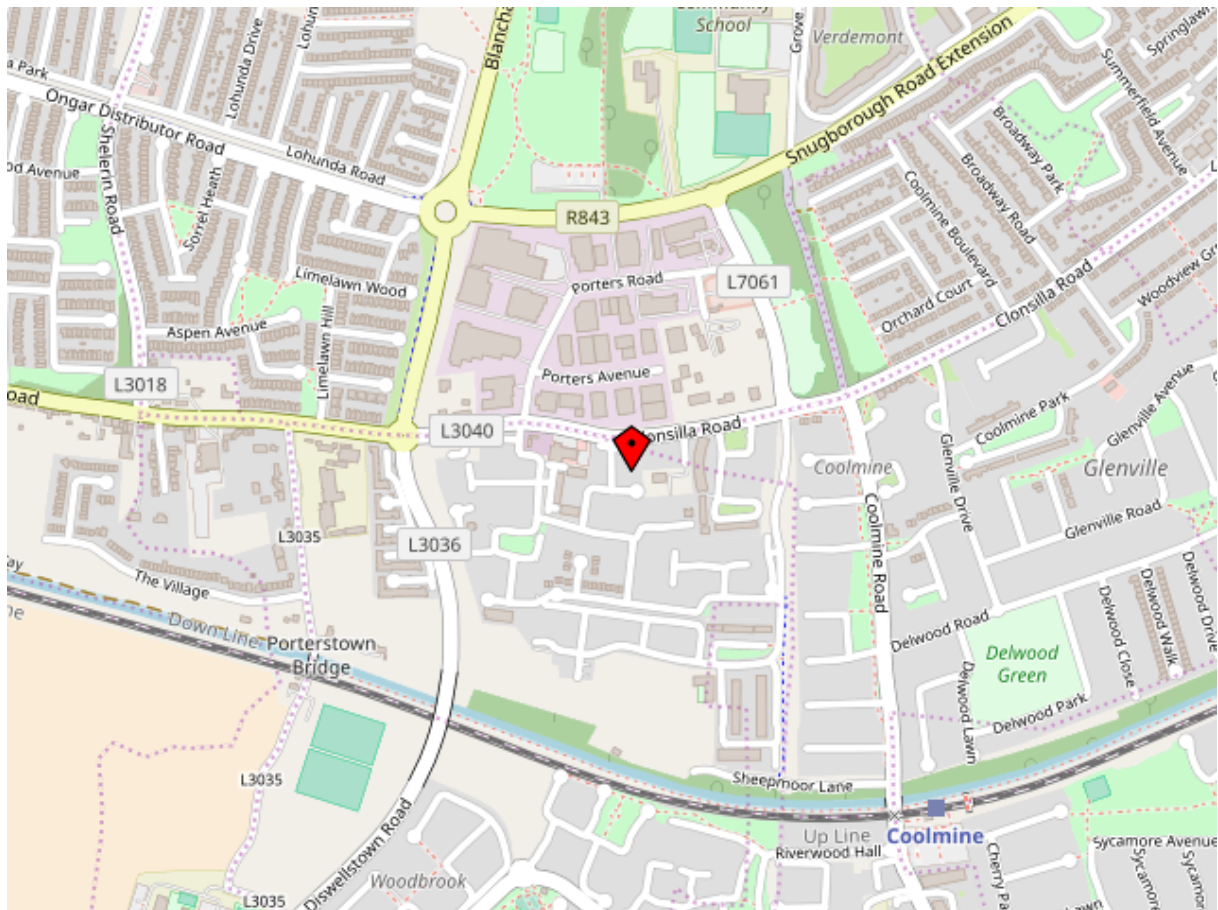
Fully fitted family bathroom, comprising of bath with shower over, w.c, and w.h.b.
Fully tiled walls and floor.





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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