

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

101 Allendale Square  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent one bed second floor apartment strategically located in this mature and popular residential area of Allendale Square, Clonsilla. Impeccably presented by the present house-proud owners this fine family home is sure to attract a variety of viewers. Accommodation briefly consists of entrance hallway with wooden floor and storage room, fully fitted kitchen/dining room with wooden floor, large Living room with wooden floor and feature fireplace and a patio door to the large balcony. The large double bedroom has a fitted wardrobe and wooden floor plus a fully fitted family bathroom with bath and shower over. This excellent location is much sought after due to its close proximity to Clonsilla Station, the M50/N3 motorways and the Blanchardstown Shopping Centre. Viewing is highly recommended.

A.M.V. €195,000

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail: sales@duffyauctioneers.ie

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## Features

Stunning south facing one bed apartment on second floor.  
In showroom condition with many extras incl in sale.  
Large double bedroom with fitted wardrobe and wooden floor.

Superb living room with wooden floor and patio doors to the large balcony.

Fully fitted kitchen with all appliances incl in sale.

Family bathroom with tiled floor, bath with shower over.

Electric Storage Heating.

Double Glazing Throughout

Intercom System

Superb location within walking distance of clonsilla station.

## Entrance Hall

Entrance Hall

(3.61m x 2.m)

Entrance hallway with wooden floor, hot press and storage cupboard.

## Living Room

Living room.

(5.17m x 3.60m)

Stunning light filled room with wooden floor and feature fireplace with black marble surround set on marble hearth.

Upvc double glazed doors leading to Large Private Balcony.

## Dining Room

With wooden floor and views over the large green.

## Kitchen

Kitchen/Dining area.

(7.m x 2.57m)

Fully fitted kitchen unit with tiled splash back, stainless steel sink unit, oven and hob, extractor fan, and fridge / freezer.

Open plan dining area with wooden floor

## Outside Features

Ample parking next to large green.





### Bedroom 1

Master Bedroom

(3.84m x 3.57m)

Large double bedroom with wooden floor and fitted wardrobes. TV point and double sockets and upvc window.

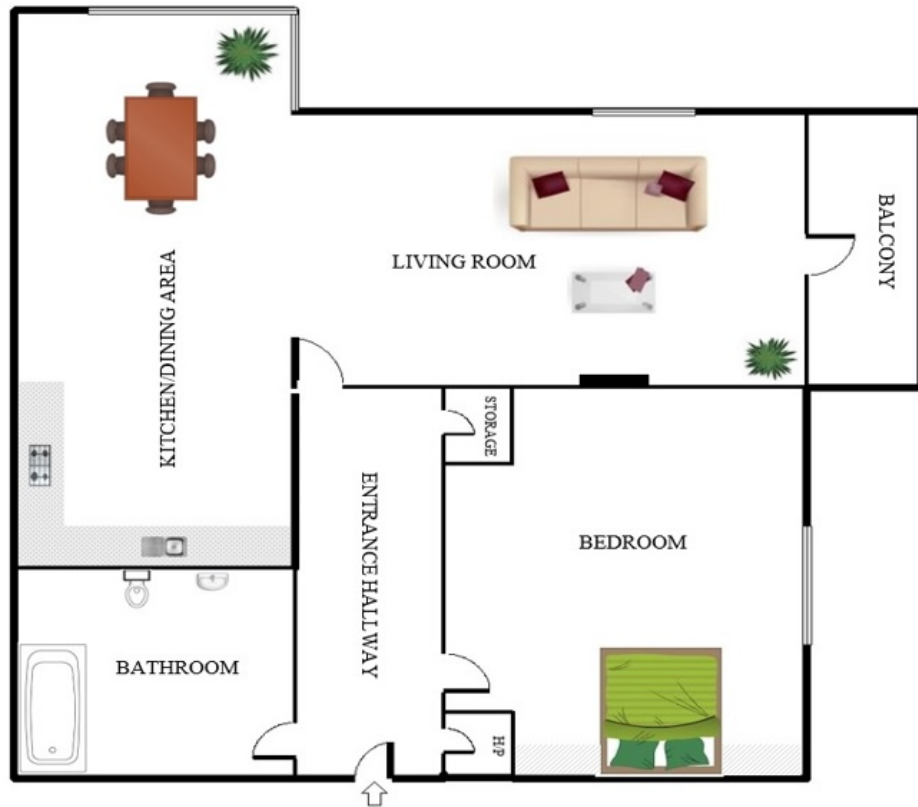
### Bathroom

Bathroom

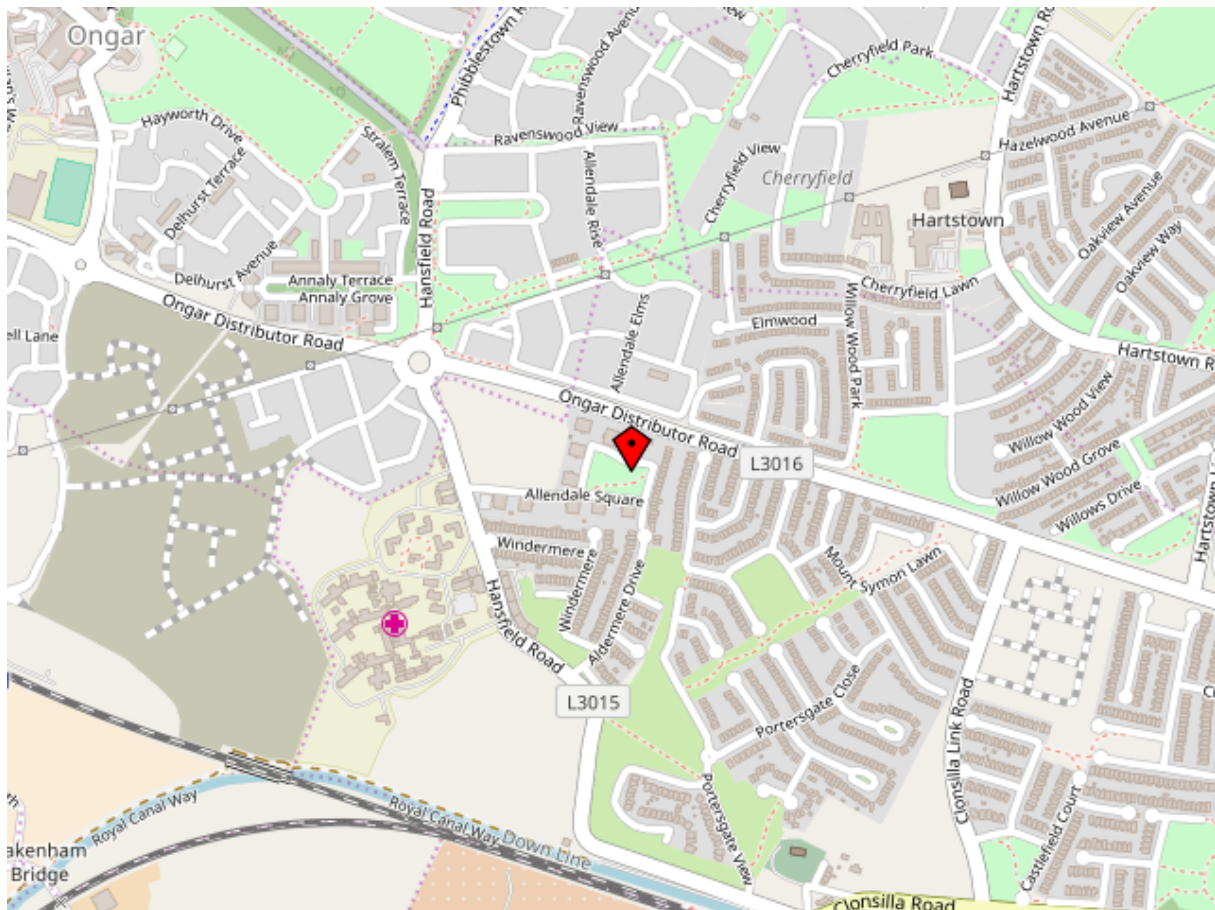
(2.30m x 1.85m)

Family bathroom with tiled floor, bath with shower over, part tiled walls, extractor fan, and w.c. w.h.b.





FOR REFERENCE PURPOSES ONLY  
This plan is for illustrative purposes only and should be used at such by any prospective purchaser



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