

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

24 The Green
Pheasant Run
Clonee
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market 24 The Green, Pheasant Run a magnificent three bed semi-detached family home situated in a highly desirable location overlooking a large green, close to shops, schools and frequent public transport to the city centre. Impeccably presented and meticulously maintained by its present house-proud owners this excellent family home offers a turnkey solution to any discerning purchaser. The bright and spacious accommodation of c1054 Sq ft has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include an open plan fitted kitchen/dining room with integrated appliances, wooden floor in the living room and feature lighting in all rooms. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a fully fitted family bathroom. Outside the property is further enhanced by a private and secure rear garden with a wonderful sunny orientation that is not overlooked. To the front there is a gated driveway with off street parking for two cars.

This property has to be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is by appointment only.

A.M.V. €315,000

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DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. PSRA no. 001325. M.I.P.A.V.

Features

Excellent three bed family home C 1054 Sq ft.
In Showroom Condition with many extras included in sale.
Three large bedrooms with master en-suite.
Large living room with wooden floor and feature fireplace.
Fully fitted open plan kitchen/dining room with a host of integrated appliances.
Wooden floors in reception areas.
Fully fitted family bathroom.
Gas Central Heating
Fully landscaped Rear Garden with side access.
Superb location at the end of a cul de sac and overlooking a large green.

Entrance Hall

Entrance Hallway (4.42m x 1.77m)
With wooden flooring alarm and control panel.

Guest Toilet (1.56m x 0.76m)
Tiled floor, W.C and W.H.B.

Living Room

Living Room (5.65m x 3.46m)
Large living room with feature fireplace and wooden floor.

Dining Room

With wooden floor and patio doors to the landscaped back garden.

Kitchen

Kitchen (5.87m x 5.40m)
Fully kitchen, ample wall and floor units. Tiled floor and splashback.
Large work surface and a host of integrated appliances.
Dining area with wooden floor and patio doors to the landscaped garden.

Outside Features

Secure off street parking for two cars.



Bedroom 1

Master Bedroom. (3.95m x 3.48m)

Large double bedroom with fitted wardrobes with wooden floor

Ensuite

En-Suite. (1.82m x 1.54m)

Fully fitted en-suite with tiled wall, shower unit, w.c and w.h.b.

Bedroom 2

Bedroom 2. (4.13m x 3.10m)

Large double bedroom with built in wardrobes and carpet floor

Bedroom 3

Bedroom 3. (2.91m x 2.32m)

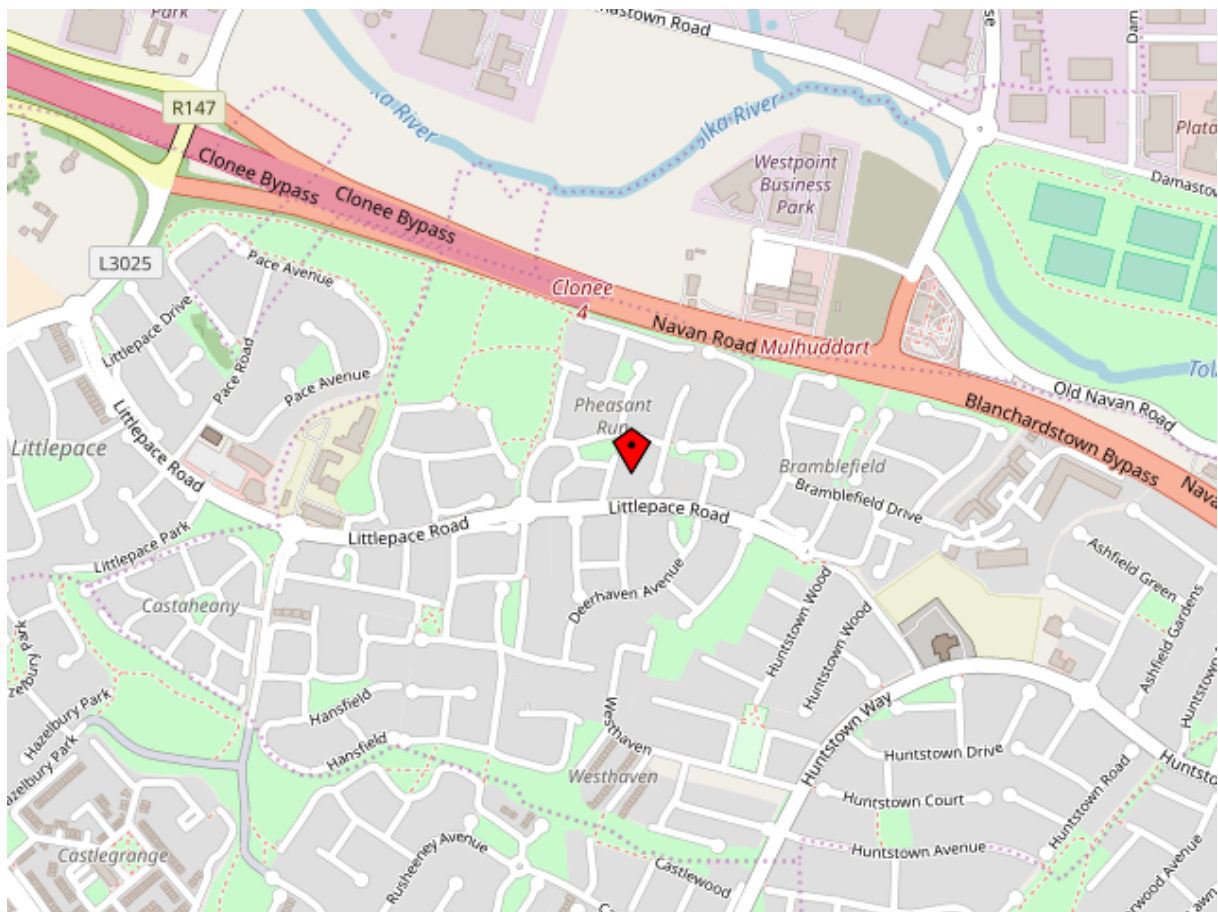
Single bedroom with wooden floor and fully fitted wardrobes.

Bathroom

Family Bathroom. (2.29m x 1.81m)

Fully fitted family bathroom with tiled floor and walls. Bath with electric shower over, w.c and w.h.b.





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