

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

29 Shackleton House  
Clonee  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning two bed first floor apartment in the highly regarded development of Shackleton House, Clonee, Dublin 15. Number 29 is a spacious two-bedroom two-bathroom apartment with spacious well-proportioned accommodation of c. 80. sq. m (861 sq. ft). The many excellent features include two double bedrooms with master en-suite, fully fitted kitchen with granite worktop and a superb south facing balcony that is private and not overlooked. This stunning apartment is situated in a well-established location convenient to excellent public and the N3/M50 road network. Accommodation briefly comprises of entrance hall with wooden floor, living/dining room with wooden floor and patio door to the south facing balcony that is not overlooked. The superb fitted kitchen has granite worktop with ample wall and floor units. There are two double bedrooms with master en-suite and a fully tiled family bathroom with bath and shower over. Outside: Large green area with private and secure underground parking. This property has to be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

A.M.V. €230,000

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

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

Stunning B Rated two bed first floor apartment C 861 Sq Ft.

In showroom condition with many extras incl in sale.

Superb living room with wooden floor and door to the south facing balcony.

Large fully fitted kitchen with granite worktop and tiled floor.

Dining room with wooden floor.

Two Spacious Double Bedrooms with master en-suite

Family Bathroom fully tiled with bath and shower over.

Gas Central Heating.

Double Glazing Throughout

Intercom System

Secure underground parking.

Large south facing balcony, not overlooked.

Prime residential location just a short walk from schools and shops

Management Fee EUR1557 p.a.



## Entrance Hall

Entrance Hall

(3.38m x 1.15m)

Entrance hallway with wooden floor and alarm control panel.

## Living Room

Living room

(6.91m x 4.19m)

Stunning living room with wooden floor and patio doors to large south facing balcony. UPVC double glazed window



## Kitchen

Kitchen/Dining area

(6.71m x 2.78m)

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

Dining area with wooden floor.



## Outside Features

South facing balcony not overlooked.





### Bedroom 1

Master Bedroom

(5.38m x 2.88m)

Double bedroom with wooden floor. TV point and double sockets and uPVC window

### Ensuite

En-Suite

(1.86m x 1.77m)

Fully tiled with shower cubicle, w.c and w.h.b

### Bedroom 2

Bedroom 2.

(4.33m x 2.50m)

Double bedroom with wooden floor and uPVC window

### Bathroom

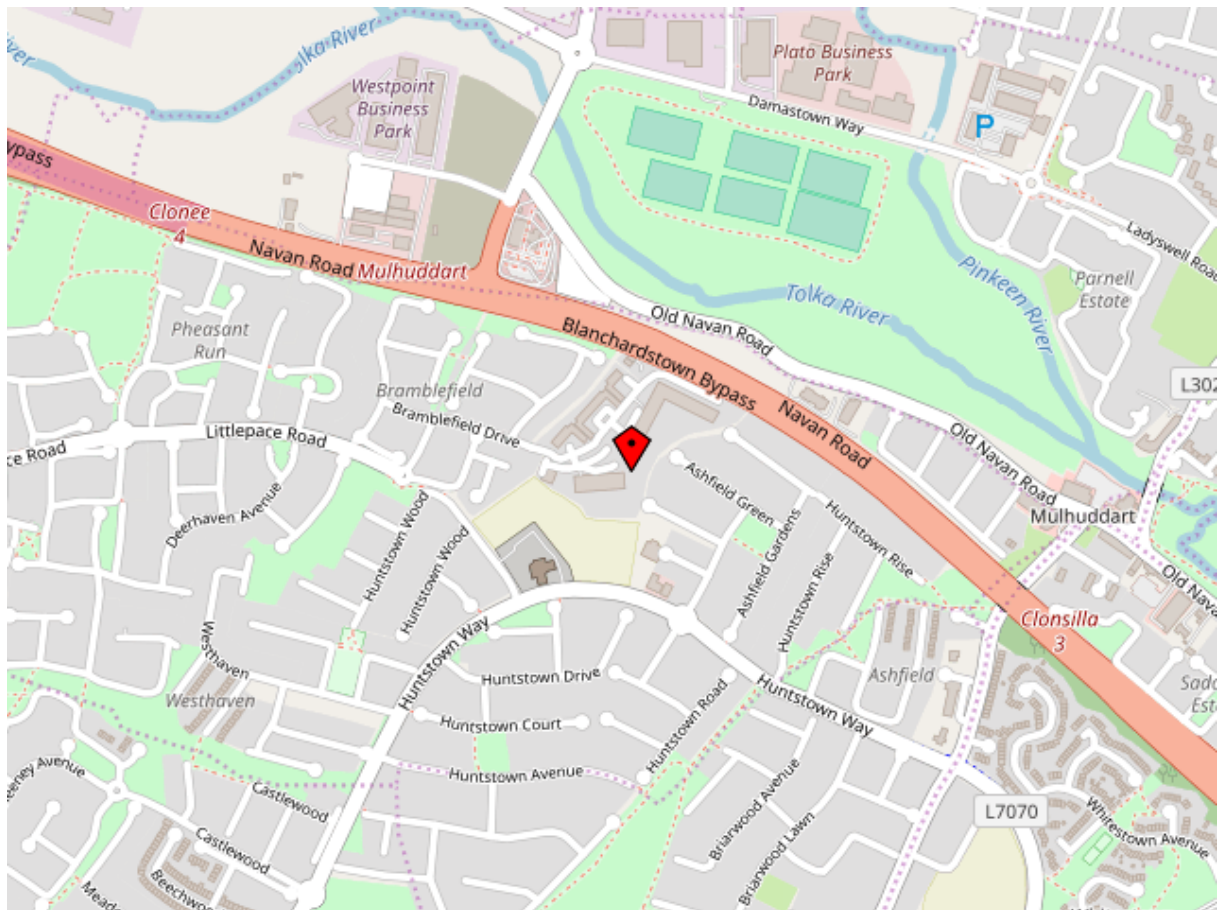
Bathroom

(2.88m x 2.18m)

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







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