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

For Sale By Private Treaty

122 Allendale Square
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent two bed ground floor apartment strategically located in this mature and popular residential area of Allendale Square, Clonsilla. It is evident on entering this stunning property that it has been lovingly maintained over the years and is presented in impeccable condition offering quality fittings throughout. 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, feature fireplace and patio doors to the private patio area. There are two double bedrooms both with fitted wardrobes and a fully fitted family bathroom with bath and shower over. This excellent location is much sought after due to is close proximity to Clonsilla Station, the M50/N3 motorways and the Blanchardstown Shopping Centre. Viewing is highly recommended.

A.M.V. €229,000

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 two bed apartment on ground floor.
In showroom condition with many extras incl in sale.
Two double bedrooms with fitted wardrobes and wooden floor.
Large living room with wooden floor and patio doors to patio area.
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.
Management Fee EUR1334.



Entrance Hall

Entrance Hall
(4.14m x 1.68m)
Entrance hallway with wooden floor, hot press and storage cupboard



Living Room

Living room.
(5.23m x 3.89m)
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 Patio.

Dining Room

With wooden floor and bay window.



Kitchen

Kitchen/Dining area.

(6.64m x 2.60m)
Fully fitted kitchen unit with tiled floor and splash back, stainless steel sink unit, oven and hob, extractor fan, and fridge / freezer.
Open plan dining area with wooden floor.

Outside Features

Overlooking large green.



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Bedroom 1

Master Bedroom
(3.22m x 3.16m)
Large double bedroom with wooden floor and fitted wardrobes. TV point and double sockets and upvc window



Bedroom 2

Bedroom 2.
(3.43m x 2.92m)
Double bedroom with fitted wardrobes and wooden floor, double sockets and upvc window



Bathroom

Bathroom
(2.26m x 2.06m)
Family bathroom with tiled floor, bath with shower over, part tiled walls, extractor fan, and w.c. w.h.b.

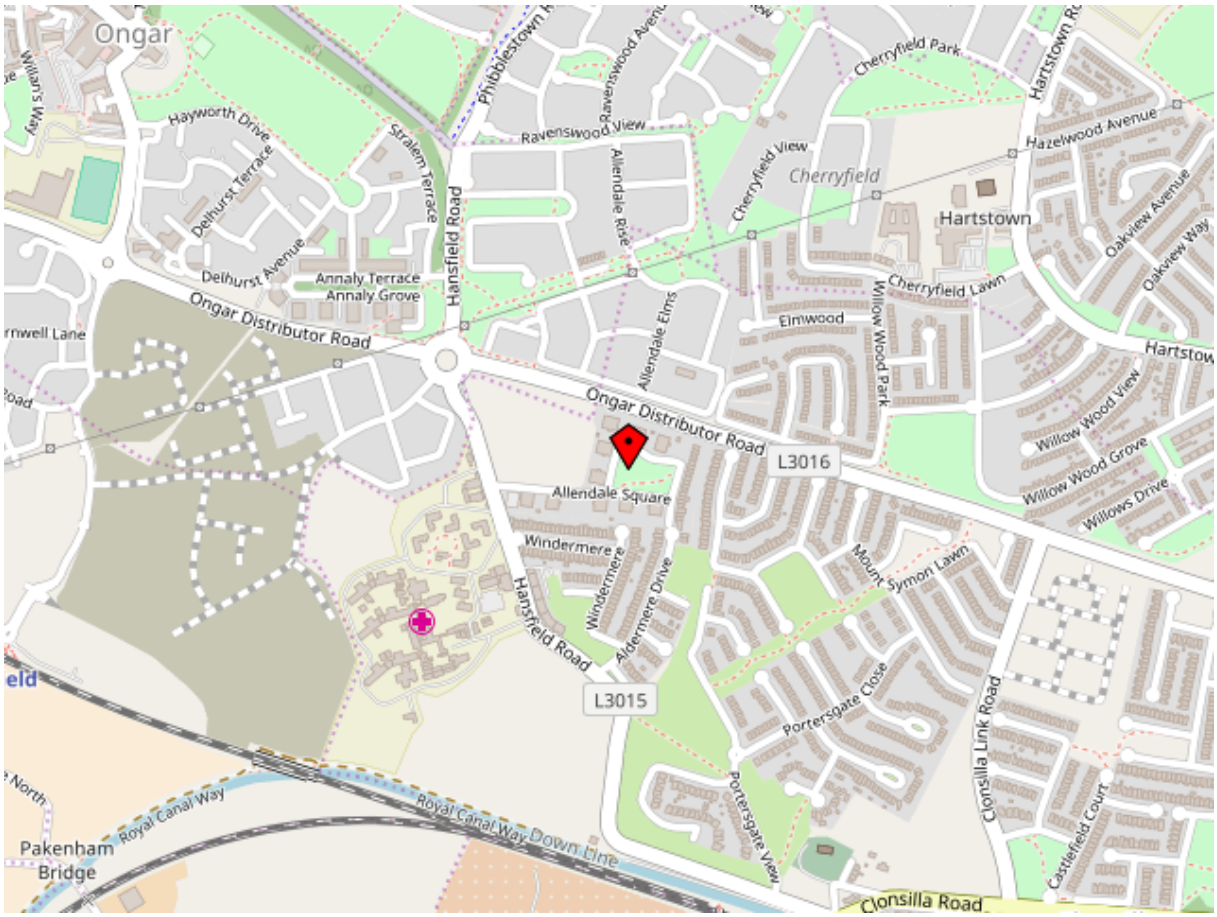




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