

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

49 Allendale Square  
Clonsilla  
Dublin 15



Quite simply a fabulous opportunity to acquire one of the finest two bed Penthouse apartments to come on the market in the mature and popular residential area of Allendale Square Clonsilla. This stylish and contemporary two-bedroom penthouse apartment has been decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1200 sq. ft.

It is evident on entering this stunning property has been lovingly maintained over the years and it is presented in impeccable condition enjoying superb elevated views across the grounds from four balconies.

Accommodation briefly comprises of entrance hall with wooden floor, open plan living room with Feature fireplace and wooden floor and a fully fitted designer kitchen with tiled floor. The bedroom accommodation is exceptional boasting two large double bedrooms both with walk in wardrobes and master en-suite plus a fully fitted family bathroom.

Superbly located close to all major amenities including Clonsilla Station, the Blanchardstown Shopping Centre and the M50/N3 motorways.

We strongly recommend viewing without delay.

**A.M.V. €259,000**

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## Features

Stunning two bed penthouse apartment c112 Sq mts  
In showroom condition with many extras incl in sale.  
Superb open plan living/dining room with feature fireplace  
and two balconies.

Two double bedrooms both with walk in wardrobes  
Shaker style fitted kitchen with integrated appliances,  
Designer Family Bathroom with porcelain tiling throughout.  
Wonderful views across the grounds from four balconies

Two walk in dressing rooms.

Double Glazing Throughout

Wooded flooring in living room.

Electric Storage Heating.

Unrivalled location just a short stroll from Clonsilla Train  
Station

Management Fee EUR1546.00 P.A.

## Entrance Hall

Entrance Hall  
(4.26m x 2.43)

Bright and spacious entrance hallway with wooden floor,  
feature lighting and cloakroom

## Living Room

Livingroom/dining room  
(4.75m x 7.92)

Stunning spacious light filled room with attractive marble  
fireplace and wood flooring. Floor to ceiling windows with  
two large balconies for those al fresco entertaining  
moments and most importantly not overlooked. Beautiful  
lighting finish off a truly exquisite room.

## Kitchen

Kitchen  
(4.87m x 1.82m)

Shaker style fitted kitchen with ample wall and floor units.

Integrated units include dishwasher, fridge freezer, and  
washing machine. Electric fan oven with hob and extractor  
fan. Porcelain tiled floor and feature lighting.

## Outside Features

Ample parking to front.





### Bedroom 1

Master Bedroom.

(4.67m x 3.65m)

Stunning master bedroom with carpet floor, ensuite bathroom, dressing room and two large balconies.

### Ensuite

En-Suite (2m x 1.82m)

With tiled floor and shower cubicle.

Walk in dressing room (2.56m x 1.82m)

Walk in dressing room with large storage area.

### Bedroom 2

Bedroom 2.

(5.21m x 5.16m)

Large bright and spacious double bedroom with balcony and separate dressing room

### Bathroom

Family Bathroom.

(2.74m x 1.52)

Stunning fully fitted family bathroom with bath and porcelain tiled floor and walls. Wc and whb. Bath with tiled surround and feature lighting.





Approximate net internal area: 1127.14 ft<sup>2</sup> (1273.54 ft<sup>2</sup>) / 104.71 m<sup>2</sup> (118.32 m<sup>2</sup>)  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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