

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

5 Allendale Court  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent two bed first floor apartment strategically located in this mature and popular residential area of Allendale Court, 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 area, fully fitted kitchen/dining room, large Living room with feature fireplace and wooden floor with patio doors to the balcony. There are two double bedrooms with fitted wardrobes and 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. €215,000

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

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## Features

Stunning first floor two bed apartment C 753 sq ft.  
In excellent condition with many extras incl in sale.  
Two double bedrooms both with fitted wardrobes and carpet floor.  
Large living room with wooden floor and patio doors to the south facing balcony.  
Fully fitted kitchen with all appliances incl in sale.  
Family bathroom with tiled floor, bath with shower over.  
Being sold fully furnished.  
Electric Storage Heating.  
Double Glazing Throughout  
Intercom System  
Superb location within walking distance of clonsilla station.  
Management Fee EUR2316 p.a.

## 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 balcony.

## Dining Room

With wooden floor

## Kitchen

Kitchen/Dining area.

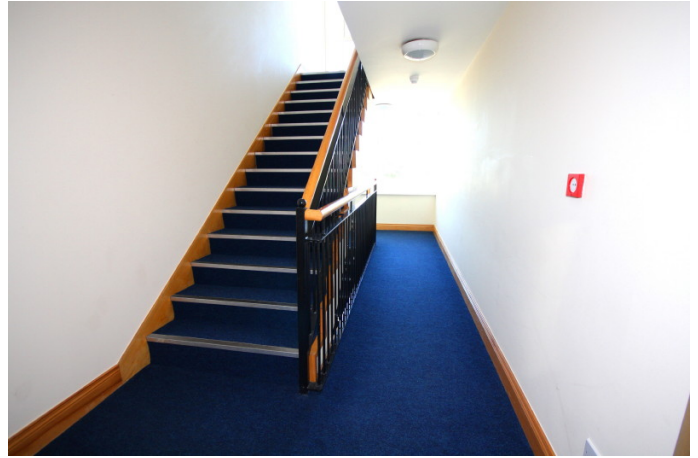
(6.64m x 2.60m)

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

Balcony to front overlooking large green area.





### Bedroom 1

Master Bedroom

(4.09m x 2.93m)

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

### Bedroom 2

Bedroom 2.

(3.43m x 2.92m)

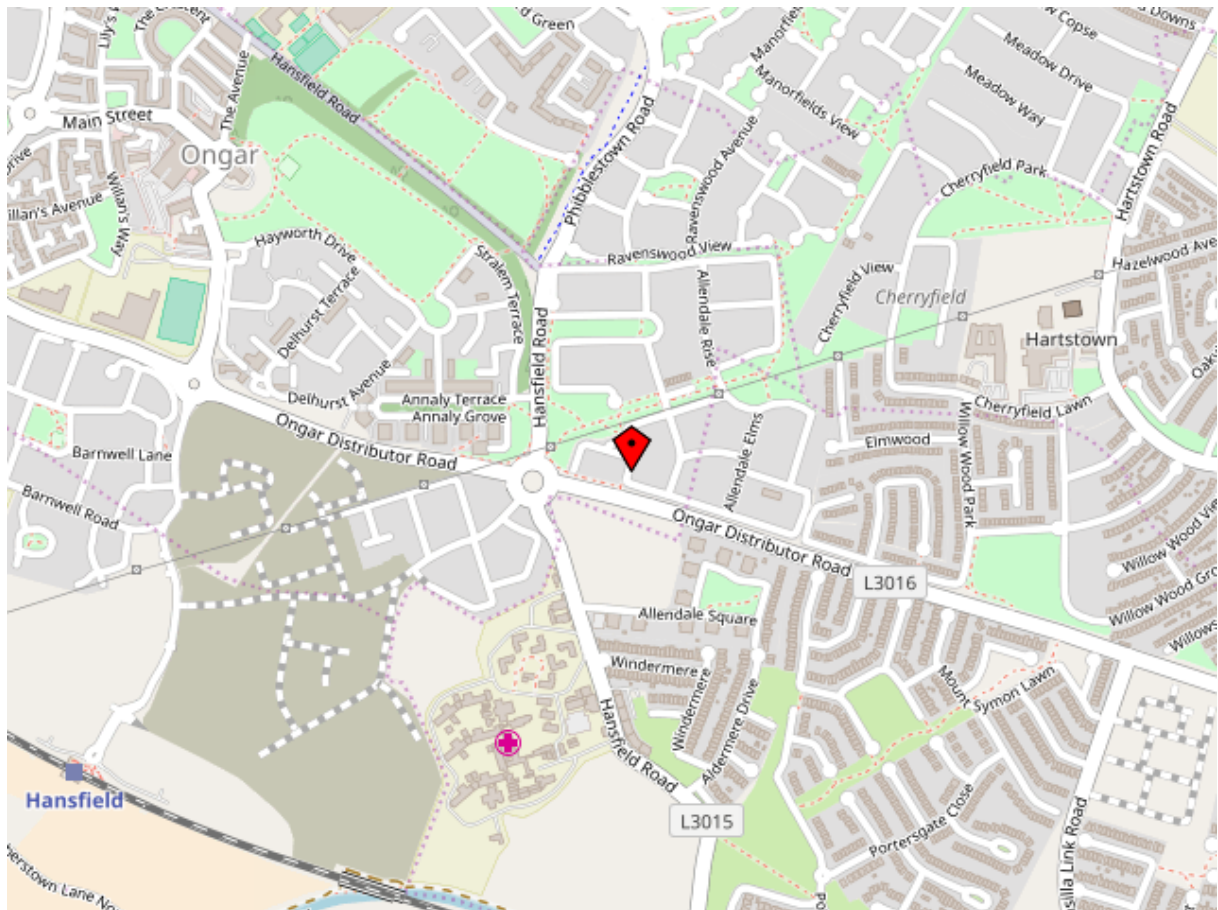
Double bedroom with fitted wardrobes and carpet floor, double sockets and upvc window.

### Bathroom

(2.26m x 2.21m)

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





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