

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

13 Cherryfield Walk  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this superb three bed bungalow in Cherryfield Walk, Clonsilla. This stunning property is situated on a mature residential cul de sac just minutes from three schools as well as shopping in the Blanchardstown Centre. This stylish and contemporary property is beautifully presented throughout having been lovingly maintained by the current house-proud owner offering spacious and practical accommodation with superb potential to extend. Suitable for those looking for a Beautiful starter home within walking distance of shops, schools and frequent public transport to the city centre. Accommodation consists of entrance hallway with wooden floor, modern fully fitted kitchen with tiled floor and a stunning living room with wooden floor. There are three large bedrooms all with wooden floor and fully tiled family bathroom with bath and shower over. The superb south facing rear garden has a garden shed with gated side entrance.

Situated just minutes from the Blanchardstown Shopping Centre, the M50/N3 Motorway and a host of local amenities such as schools, shops, and frequent public transport links to the city centre. Viewing is highly recommended.

**A.M.V. €250,000**

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## Features

Beautiful Three bed family home.

In excellent condition with many extras included in sale  
Fully Fitted kitchen with tiled floor, Patio door to garden.

Living room with wooden floor

Three large bedrooms all with wooden floor

Fully fitted family bathroom, fully tiled with bath and shower over.

Gas central heating.

Excellent Location in cul de sac close to shops schools and public transport.

Secure off street parking with large side entrance.

South facing rear garden with shed.

## Entrance Hall

Entrance hallway (2.47m x 1.46m)

With wooden floor and alarm control panel

## Living Room

Living room (3.67m x 3.47m)

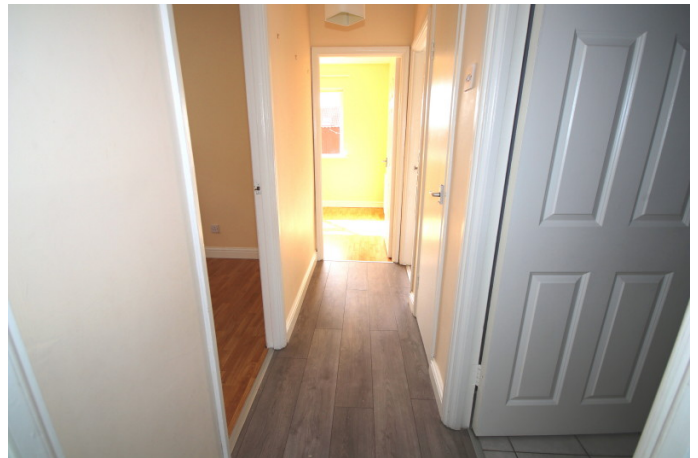
Large bright room with wooden floor.

## Kitchen

Kitchen/dining room (3.78m x 2.62m)

Beautiful modern fully fitted Kitchen with ample wall and floor mounted units.

Tiled floor and splashback.





### Bedroom 1

Bedroom 1. (3.46m x 2.69m)  
Large double bedroom with wooden floor

### Bedroom 2

Bedroom 2. (2.45m x 2.35m)  
Double bedroom with wooden floor

### Bedroom 3

Bedroom 3. (2.45m x 2.43m)  
Double bedroom with wooden floor

### Bathroom

Family Bathroom. (2.64m x 1.81m)  
Fully Fitted Bathroom comprising of bath with electric shower over, W.C. and w.h.b.



