

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

10 Oakview Way  
Clonsilla  
Dublin 15



Rarely does the opportunity arise to acquire such a unique and attractive property as No 10 Oakview Way, Clonsilla Dublin 15.

This is a superbly located and well positioned three bed detached family home situated on a large corner site with full planning permission for a two story, two-bedroom, end of terrace dwelling to the side with its own vehicular entrance. This unique family home has been recently upgraded and decorated with taste and flair throughout and boasts bright and spacious accommodation of c 86sq Mts. Accommodation briefly comprises of entrance hallway with porcelain tiled floor and under stairs storage, stunning living room with feature fireplace and wooden floor and a newly fitted kitchen/dining area with patio doors to the fully landscaped south/west facing back garden with patio and deck. The upstairs accommodation is exceptional boasting three large bedrooms and a newly fitted family bathroom with bath and electric shower over. To the rear of the property there is a fully landscaped south/west facing back and side garden with block built utility room with power. This superb location is within walking distance of all local amenities and services including Blanchardstown Shopping centre, Clonsilla station, and a host of local amenities such as schools, shops, and frequent public transport to the city centre. Viewing is highly recommended!

**A.M.V. €425,000**

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## Features

Detached three bed property C 86. Sq. mts. On large corner site.

Full planning Permission for a Two Storey Dwelling with own driveway to the side. C 82.21 Sq.m

Prime location on large corner site close to shops and schools.

In excellent condition with many extras incl in sale  
Large living room with feature fireplace and wooden floor  
Newly fitted kitchen with tiled floor and patio doors to landscaped garden.

Three large bedrooms with wooden floor.

Landscaped back and side garden, south/west facing with patio and block built shed.

Double Glazed windows.

Gas Fired Central Heating.

Front driveway with secure off-road parking for five cars.

Prime residential location on mature road.

## Entrance Hall

Entrance hallway (4.72m x 1.68m)

Entrance hallway with tiled floor.

## Living Room

Living room (5.21m x 3.49m)

Stunning bright room with wooden and feature fireplace.

## Dining Room

With tiled floor

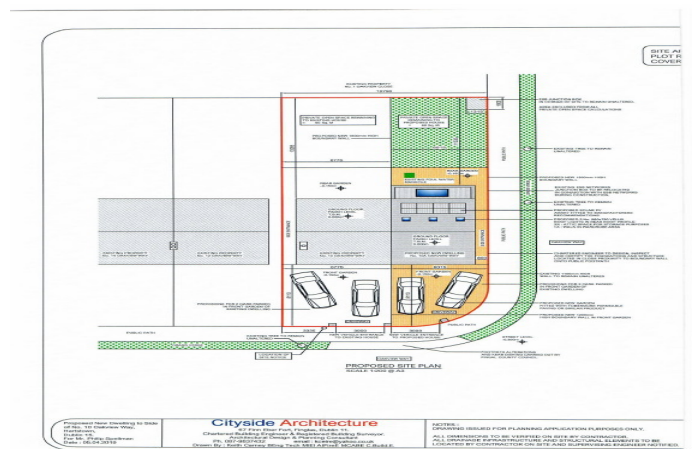
## Kitchen

Kitchen/Dining area (4399m x 3.48m)

Newly fitted Kitchen with tiled floor, extra wall, and floor units.

## Outside Features

Site the side with full planning for two story two bed dwelling with own driveway.





### Bedroom 1

Bedroom 1. (4.14m x 3.48m)

Large double bedroom with fitted wardrobes and wooden floor.

### Bedroom 2

Bedroom 2. (3.57m x 3.38m)

Double bedroom with wooden floor

### Bedroom 3

Bedroom 3. (2.53m x 2.50m)

Single bedroom with wooden floor

### Bathroom

Family Bathroom. (2.51m x 1.29m)

Newly fitted family bathroom comprising of bath with shower over, W.C., and w.h.b.  
Fully tiled floor and part tiled walls.



