

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

40 Portersgate Heights
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent three bed family home strategically located on a mature cul de sac in the popular residential area of Portersgate Clonsilla.

Well-proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1044 sq. ft. Accommodation briefly comprises of entrance hallway with wooden floor and guest toilet, stunning living room with feature fireplace and wooden floor, dining area with wooden floor and patio doors to the landscaped back garden and a fully fitted designer kitchen with tiled floor. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a family bathroom. This superb location is only minutes away from all local amenities and services including Clonsilla Station, the Blanchardstown Shopping Centre, the M50/N3 Motorway, 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. €385,000

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Features

Stunning three bed family home c 1044 Sq. ft.
In excellent condition with many extras included in sale
Located at the end of mature tree lined cul de sac.
Wonderful living room with feature fireplace and wooden floor.

Three large bedrooms with master en-suite.

Fully Fitted designer kitchen with tiled floor
Beautiful dining area with wooden floors and views of back garden.

Wooden Floors in all reception areas.

Within five minutes walking distance of Clonsilla station.

Gas Fired Central Heating.

Entrance Hall

Entrance hallway (5.28m x 1.78m)

Entrance hallway with guest toilet, wooden floor.

Guest toilet (1.88m x 0.79m)

With wooden floor, w.c and w.h.b.

Living Room

Living room (5.11m x 3.96m)

Wonderful bright and spacious room with wooden floor and feature fireplace.

Dining Room

With wooden floor and patio door to garden.

Kitchen

Kitchen/Dining room (5.11m x 2.74m)

Fully fitted designer kitchen with tiled floor and splashback.

Bright and spacious dining area with wooden floor with patio door to the back garden.

Outside Features

Off street parking for two cars.



Bedroom 1

Bedroom 1. (4.74m x 3.02m)

Large double bedroom with fitted wardrobes and wooden floor.

Ensuite

Ensuite (2. m x 1.41m)

Tiled walls, shower cubicle with wooden floor, wc and whb.

Bedroom 2

Bedroom 2. (4.38m x 3.m)

Double bedroom with fitted wardrobes and wooden floor.

Bedroom 3

Bedroom 3. (3.15m x 2.31m)

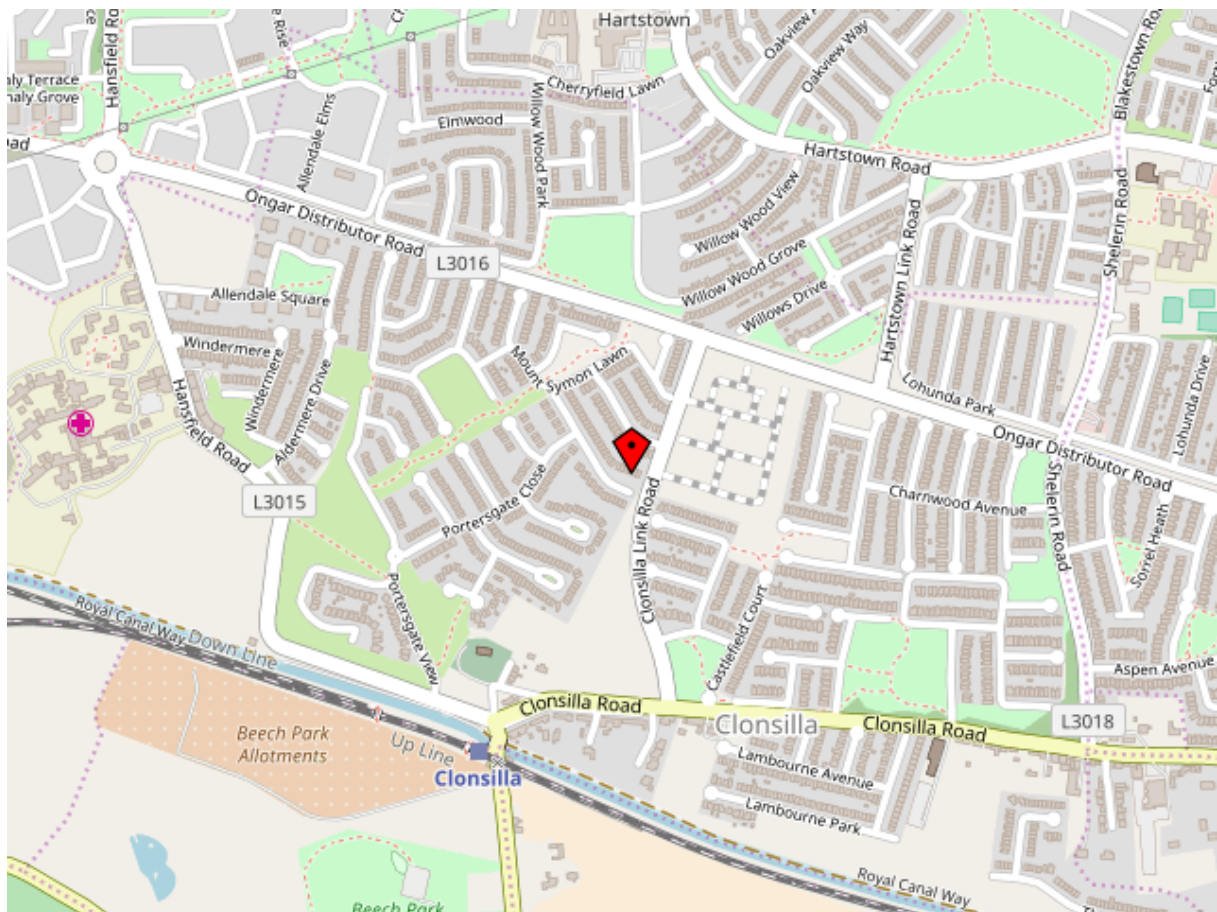
Single bedroom with fitted wardrobes and wooden floor.

Bathroom

Family Bathroom. (2.01m x 1.67m)

Fully Fitted Bathroom comprising bath with shower over, w.c. and w.h.b.





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