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

For Sale By Private Treaty

12 Inglewood Crescent
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market 12 Inglewood Crescent a magnificent three bed semi-detached family residence with converted attic located at the end of a cul de sac next to a large green. This superb family residence enjoys a most central location in this mature and settled development just off the Ongar distributor road and only a twenty minutes stroll from Clonsilla station. Well proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. On entering the property, one is immediately struck by the quality finish in every room and the beautiful open plan kitchen/dining room ideal for a growing family.

The bright and spacious accommodation of c1167 Sq. ft. has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, wooden floors in the living room, a fully fitted kitchen with integrated appliances, Porcelain tiling in the kitchen and feature lighting in all rooms. The upstairs accommodation is exceptional boasting three large bedrooms and a fully fitted family bathroom plus a beautiful converted attic suitable for many uses. The rear garden is private and secure with side access. To the front there is secure off-street parking. This superb location is much sought after due to its close proximity to Clonsilla Station, the Blanchardstown Shopping centre and the M50/N3 motorway.

This property has to be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

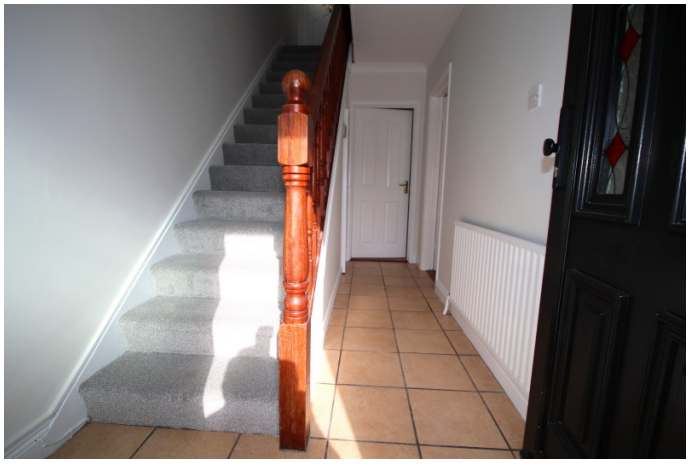
A.M.V. €300,000

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

DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. PSRA no. 001325. M.I.P.A.V.

Features

Superb three bed family home with converted attic C 108.48 Sq mts.
In Showroom Condition with many extras included in sale.
Stunning living room with feature fireplace and wooden floor
Large open plan kitchen/ dining area with tiled floor.
Superb attic conversion suitable for many uses.
Three large Bedrooms all with built in wardrobes.
Fully fitted family bathroom with bath and shower over.
PVC double glazed windows.
Gas fitted Gas Central Heating
Superb location on mature cul de sac, within walking distance of Clonsilla Station
Private and secure rear garden with block built shed.



Entrance Hall

Entrance Hallway (4.75m x 1.78m)
With tiled floor and under stairs storage.

Living Room

Living Room (4.64m x 3.53m)
Stunning living room, feature fireplace and wooden floor.



Dining Room

With tiled floor and patio doors to back garden.

Kitchen

Kitchen/Dining room (5.36m x 3.52m)
Open plan with fitted kitchen with ample wall units and tiled floor.
Large work surface with integrated appliances.
Dining area has tiled floor and newly fitted patio doors to back garden.



Outside Features

Large back garden with block built shed and side entrance.



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

DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. PSRA no. 001325. M.I.P.A.V.

Bedroom 1
Master Bedroom. (3.24m x 3.66m)
Large double bedroom with fitted wardrobes with wooden floor.



Bedroom 2
Bedroom 2. (3.88m x 3.35m)
Large double bedroom with built in wardrobes and carpet floor.



Bedroom 3
Bedroom 3. (2.59m x 2.57m)
Single bedroom with carpet floor.



Bedroom 4
Attic Conversion (3.88m x 3.62m)
Stunning converted attic with wooden floor, suitable for many uses

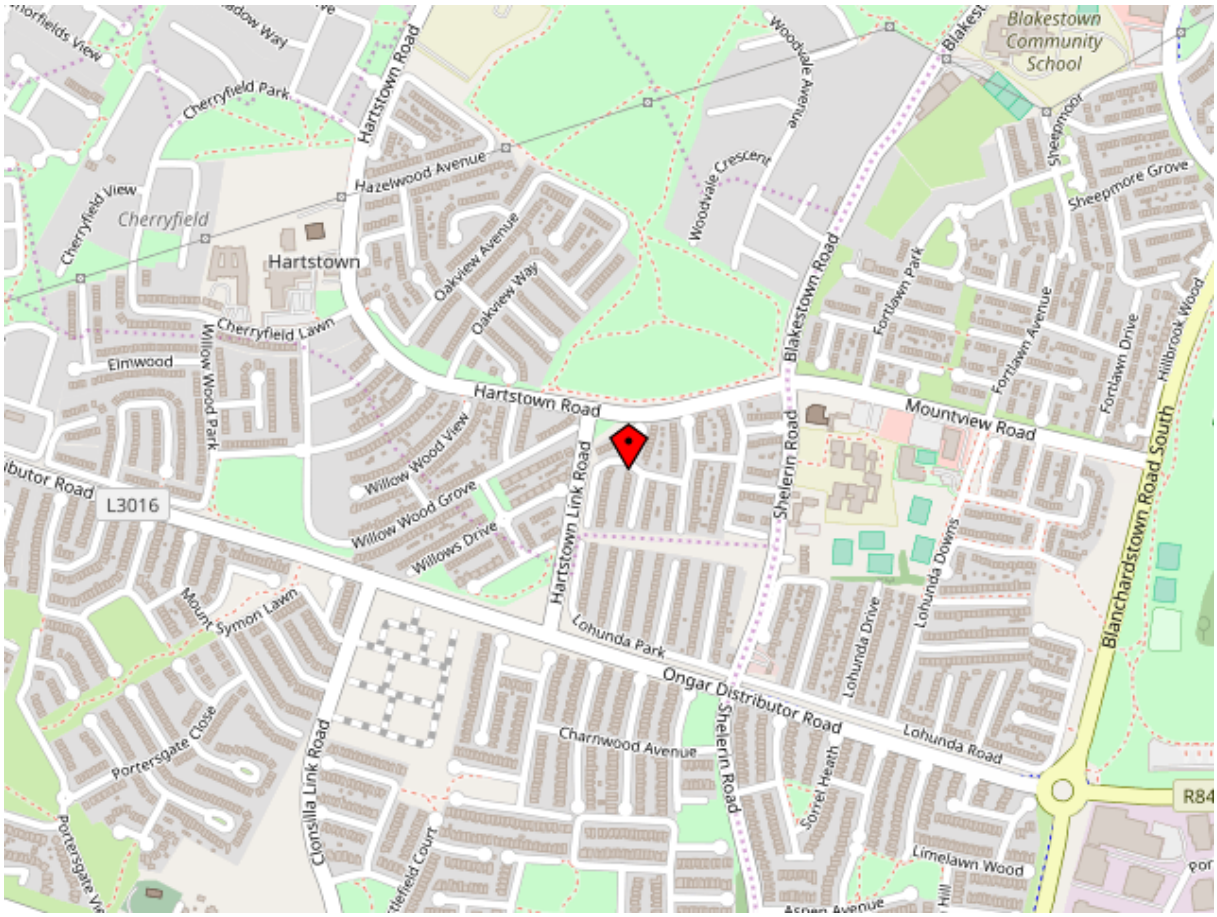


Bathroom
Family Bathroom. (2.35m x 2.09m)
Fully fitted bathroom with fully tiled floor and walls. Bath with shower over, w.c and w.h.b.

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

DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. PSRA no. 001325. M.I.P.A.V.





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

DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. PSRA no. 001325. M.I.P.A.V.