

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

51 Hazelbury Green
Clonee
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 Hazelbury Green Dublin 15. Recently upgraded to an exceptionally high standard and presented in superb condition this fine family home is sure to attract a variety of viewers. Accommodation briefly consists of entrance hallway with porcelain tiled floor and guest toilet, newly fitted kitchen with porcelain tiled floor and granite worktop, large Living room with feature fireplace and hardwood floor and a superb dining room with wooden floor and patio doors to the southwest facing rear garden with shed. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and built-in wardrobes plus a newly fitted family bathroom with bath and shower over. Outside the property is further enhanced by a large private fully landscaped rear and side garden with a wonderfully sunny orientation. There is off street parking for two cars. Situated next to local schools and the M50/N3 Motorway with frequent public transport links to the city centre. Viewing is highly recommended.

A.M.V. €375,000

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Features

Superb three bed family home C1080 Sq. ft.
Newly Refurbished to an exceptionally high standard.
Three large bedrooms with master en suite.
Bright and spacious living room with feature fireplace and hardwood floor.
Separate dining room with hardwood floor and patio doors to west facing garden.
Newly fitted kitchen with granite worktop and tiled floor, all appliances incl in sale.
Gas Fired Central Heating.
Water softener installed.
Newly fitted family bathroom.
Built in wardrobes in all bedrooms.
Secure off-road parking for two cars.
Superb Location in cul de sac, within walking distance of shops and schools.
Fully landscaped West facing Rear Garden.

Entrance Hall

Entrance hallway (4.6m x 1.74m)
Entrance hallway with guest toilet, porcelain tiled floor.

Guest Toilet (1.54m x 0.76m)
Newly fitted with tiled floor, w.c and w.h.b.

Living Room

Living Room (5.06m x 3.44m)
Large bright room with hardwood floor and feature fireplace

Dining Room

Dining Room. (3.84m x 2.62m)
Bright and spacious room with hardwood floor with patio door to rear garden.

Kitchen

Modern newly fitted Kitchen with porcelain tiled floor and granite worktop, extra wall and floor units installed.

Outside Features

Large fully landscaped rear and side garden, west facing.



Bedroom 1

Bedroom 1. (3.83m x 3.42m)

Stunning double bedroom with fitted wardrobes and wooden floor.

Ensuite

Newly fitted and fully tiled walls and floor with shower cubicle, wc and whb

Bedroom 2

Bedroom 2. (4.85m x 2.87m)

Double bedroom with fitted wardrobe and wooden floor.

Bedroom 3

Bedroom 3. (3.m x 2.43m)

Single bedroom with fitted wardrobes and wooden floor.

Bathroom

Newly Fitted Bathroom comprising bath with shower over, w.c. and w.h.b.
Tiled floor and walls.



