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

For Sale By Private Treaty

1 Cherryfield Walk
Clonsilla
Dublin 15

Duffy Auctioneers take immense pleasure in bringing to the market this utterly charming and conveniently located two bed bungalow in Cherryfield Walk, Clonsilla. This stylish and contemporary bungalow is beautifully presented throughout offering spacious and practical accommodation with superb potential to extend to the side and rear. This modern property is situated on a mature residential cul de sac just minutes from three schools as well as shopping in the Blanchardstown Centre. Suitable for those looking for a Beautiful Family home within walking distance of shops, schools, and frequent public transport to the city centre. Accommodation consists of Entrance hallway with tiled floor, modern fully fitted kitchen/dining room with tiled floor and a stunning living room with feature fireplace and tiled floor. There are two bedrooms with fitted wardrobes and wooden floor plus a fully tiled family bathroom with bath and shower over. The superb south facing rear garden has a garden shed with a large gated side entrance suitable for an extension or garage (Subject to P.P.).
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. €275,000

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

Beautiful two bed (Formally three bed) bungalow.
Superb, gated driveway to the side suitable for garage (subject to P.P).
Large south facing rear garden with potential to extend.
Fully Fitted and extended kitchen with tiled floor, secure double doors to south facing garden.
Living room with feature fireplace and tiled floor
Two double bedrooms with fitted wardrobes and 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.
Large south facing rear garden with shed.

Entrance Hall

Entrance hallway (2.36m x 1.33m)
With tiled floor and alarm control panel.

Living Room

Living room (4.71m x 3.68m)
Large bright room with tiled floor and feature fireplace.

Kitchen

Kitchen/dining room (4.70m x 2.60m)
Beautiful modern fully fitted Kitchen with ample wall and floor mounted units.

Outside Features

Superb gated side and rear garden south facing.

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

Bedroom 1. (3.46m x 2.75m)
Double bedroom with wooden floor and fitted wardrobe.

Bedroom 2

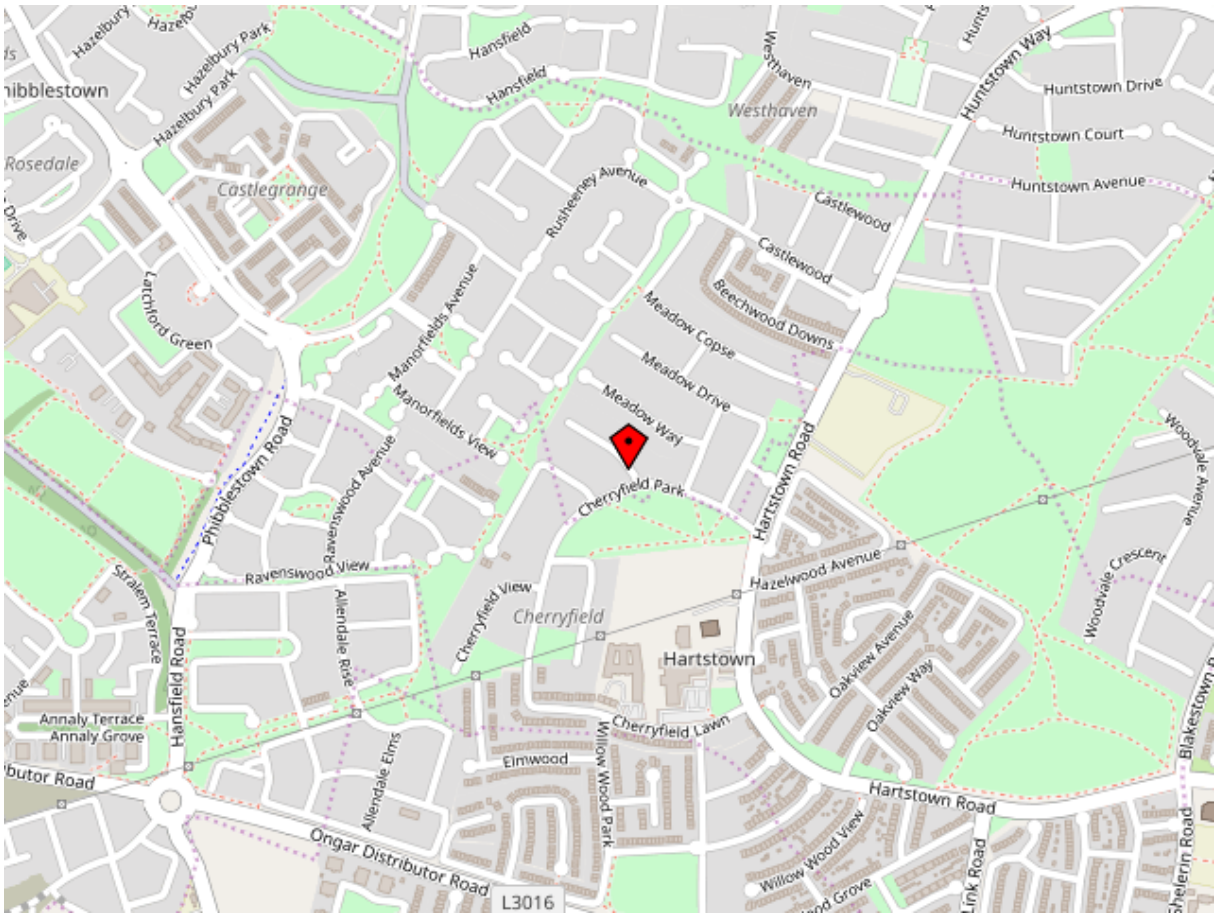
Bedroom 2. (2.71m x 2.47m)
Large bedroom with wooden floor and fitted wardrobes.

Bathroom

Family Bathroom. (2.43m x 1.98m)
Fully Fitted Bathroom comprising of bath with electric 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.