

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

10 Shackleton House  
Clonee  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this superb ground floor one bed apartment in the highly regarded development of Shackleton House, Clonee, Dublin 15. Number 10 is a spacious one-bedroom apartment with well-proportioned accommodation of c. 57. sq. m (613 sq. ft). The many excellent features include a large double bedroom with wooden floor, fully fitted kitchen with granite worktop and a superb south facing patio that is private and not overlooked. This stunning apartment is situated in a well-established location convenient to excellent public and the N3/M50 road network. Accommodation briefly comprises of entrance hall with wooden floor, living/dining room with wooden floor and patio door to the south facing patio that is not overlooked. The superb fitted kitchen has granite worktop with ample wall and floor units. There is a large double bedroom with wooden floor and a fully tiled family bathroom with bath and shower over. Outside: Large green area with private and secure underground parking. 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. €220,000

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## Features

Stunning one bed ground floor apartment C613 Sq Ft.  
In showroom condition with many extras incl in sale.  
Superb living room with wooden floor and door to the south facing patio.  
Large fully fitted kitchen with granite worktop and tiled floor.  
Dining room with wooden floor.  
Spacious Double Bedroom with wooden floor.  
Family Bathroom fully tiled with bath and shower over.  
Gas Central Heating.  
Double Glazing Throughout  
Intercom System  
Secure underground parking.  
Large south facing patio, not overlooked.  
Prime residential location just a short walk from schools and shops.

## Entrance Hall

Entrance Hall  
(2.38m x 2.28m)

Entrance hallway with wooden floor and storage room.

## Living Room

Living room  
(6.02m x 4.07m)

Stunning living room with wooden floor and patio doors to large south facing patio. UPVC double glazed window.

## Kitchen

Kitchen/Dining area  
(2.87m x 1.81m)

Fully fitted kitchen with granite worktop and tiled splash back, stainless steel sink unit, oven and hob, extractor fan.  
Dining area with wooden floor.

## Outside Features

South facing patio not overlooked.





### Bedroom 1

(5.38m x 3.06m)

Double bedroom with wooden floor. TV point and double sockets and uPVC window.

### Bathroom

Bathroom

(2.88m x 2.18m)

Fully tiled floor, bath with shower over, tiled walls, extractor fan, and w.c. w.h.b.



