

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

4 Blakes Court  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent three bed family home strategically located on a mature and popular residential area of Blakestown Road Clonsilla.

Well-proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. This unique family home has been recently refurbished with taste and flair throughout and boasts bright and spacious accommodation of c 877sq. ft. Accommodation briefly comprises of entrance hallway with tiled floor and guest toilet, stunning living room with feature fireplace and wooden floor and a newly fitted designer kitchen with porcelain tiled floor. There are three double bedrooms all with wooden floor and a newly fitted family bathroom. This superb location is only minutes away from all local amenities and services including 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. €329,000

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

Stunning three bed family home c 877 Sq. ft.  
Recently refurbished and finished to a very high standard.  
Palladio Composite Doors - front and back  
Newly fitted guest toilet in hallway.  
Wonderful living room with feature fireplace and stove fitted.  
Newly Fitted designer kitchen with tiled floor.  
LG Washing Machine  
Neff Slide and Hide Oven  
Siemens Fridge and Dishwasher  
Solid stone kitchen countertop  
Three double bedrooms with wooden floor.  
Newly installed custom fitted wardrobes  
Porcelain tiled floors in hallway and kitchen.  
Fully landscaped back garden with side entrance.  
New Steel Garden Shed.  
Gas Fired Central Heating recently upgraded.  
Within walking distance of Schools and shops.

## Entrance Hall

Entrance hallway (4.02m x 1.21m)  
Entrance hallway with guest toilet, tiled floor.

Guest toilet (1.39m x 1.21m)  
With tiled floor, w.c and w.h.b.

## Living Room

Living room (4.30m x 3.41m)  
Wonderful bright and spacious room with wooden floor and feature fireplace with stove fitted.

## Dining Room

With tiled floor

## Kitchen

Kitchen/Dining room (3.65m x 3.28m)  
Fully fitted designer kitchen with porcelain tiled floor and splashback.  
Bright and spacious dining area with tiled floor with door to the landscaped back garden.

## Outside Features

Off street parking for two cars.  
Rear garden fully landscaped.





### Bedroom 1

Bedroom 1. (4.16m x 3.28m)

Large double bedroom with newly fitted wardrobes and wooden floor.

### Bedroom 2

Bedroom 2. (3.52m x 2.80m)

Double bedroom with fitted wardrobes and wooden floor.

### Bedroom 3

Bedroom 3. (3.79m x 2.84m)

Double bedroom with wooden floor.

### Bathroom

Family Bathroom. (2.53m x 1.53m)

Newly Fitted Bathroom comprising of shower cubicle, w.c. and w.h.b.



