

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

146 Allendale Square
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent two bed, two bath second floor apartment strategically located in this mature and popular residential area of Allendale Square, Clonsilla.

It is evident on entering this stunning property that it has been lovingly maintained over the years and is presented in impeccable condition offering quality fittings throughout. Accommodation briefly consists of entrance hallway with hardwood floor and storage room, fully fitted kitchen/dining room with wooden floor, large Living room with feature fireplace, hardwood floor and patio doors to the private balcony. There are two double bedrooms with master en-suite and fitted wardrobes plus a fully fitted family bathroom with bath and shower over. This excellent location is much sought after due to its close proximity to Clonsilla Station, the M50/N3 motorways and the Blanchardstown Shopping Centre. Viewing is highly recommended.

A.M.V. €265,000

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

Stunning two bed, two bath apartment on second floor.
In showroom condition with many extras incl in sale.
Hardwood floor in hallway and living room.
Two double bedrooms with master en-suite.
Large living room with hardwood floor and patio doors to patio area.
Fully fitted kitchen with all appliances incl in sale.
Family bathroom with tiled floor, bath with shower over.
Electric Storage Heating.
Double Glazing Throughout
Intercom System
Superb location within walking distance of clonsilla station.
Management Fee EUR1334.

Entrance Hall

(4.14m x 1.68m)

Entrance hallway with hardwood floor, hot press and storage cupboard.

Living Room

Living room.

(5.23m x 3.89m)

Stunning light filled room with hardwood floor and feature fireplace with black marble surround set on marble hearth.
Upvc double glazed doors leading to private balcony.

Dining Room

With hardwood floor and patio door to balcony.

Kitchen

(4.81m x 2.30m)

Fully fitted kitchen unit with tiled floor and splash back, stainless steel sink unit, oven and hob, extractor fan, and fridge / freezer.

Open plan dining area with hardwood floor.

Outside Features

Large green area, excellent parking to the front and rear of the building.



Bedroom 1

(4.04m x 2.96m)

Large double bedroom with carpet floor and fitted wardrobes. TV point and double sockets and upvc window.

Ensuite

(1.95m x 1.65m)

With tiled floor, shower cubicle, w.c and w.h.b.

Bedroom 2

Bedroom 2.

(3.47m x 3.m)

Double bedroom with fitted wardrobes and carpet floor, double sockets and upvc window

Bathroom

(2.46m x 2.28m)

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



