

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

41 Limelawn Wood
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this truly magnificent, four bed semi-detached family home superbly located at the end of a mature cul de sac in this highly desirable location just off Clonsilla road and a short walk to Coolmine train station. Presented in walk in condition and finished to a high standard throughout this stunning property enjoys spacious accommodation benefitting from plenty of natural light and surrounded by landscaped gardens. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1323 sq. ft. This superb location is only minutes away from all local amenities and services including Coolmine Station, the Blanchardstown Shopping Centre and The M50/N3 Motorway. Accommodation briefly comprises of entrance hall with wooden floor and guest toilet, living room with Feature fireplace and wooden floor, separate dining room with wooden floor, a large fully fitted kitchen/dining area with lino floor. To the rear you have a wonderful back garden with newly fitted deck area and garden shed. The upstairs accommodation is exceptional boasting four large bedrooms with master en-suite and a fully fitted family bathroom with bath and shower over. Outside: Driveway with off street parking. The rear garden is private and secure with a large side entrance, and deck area. Superb property and well worth a view

A.M.V. €449,000

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Features

Beautiful four bed family home (C 1323 Sq. Ft.)
In Showroom condition with many extras incl in sale
Four large bedrooms with master en-suite.
Extensive rear garden with deck area.
Wooden floors in all reception areas.
Fitted wardrobes in all bedrooms
Carpet floors in all bedrooms.
Gas fired central heating.
Double glazed windows.
Security Alarm system.
Multiple telephone and TV points.
Excellent off-street parking.
Prime residential location at the end of mature cul de sac.

Entrance Hall

Entrance Hallway
4.90m x 1.90m

With wooden floor with alarm control panel.

Guest Toilet

1.52m x 0.77m

guest w.c with lino floor and window.

Living Room

Living Room

5.90m x 3.90m

Bright stunning room with wooden floor and Feature fireplace.

Dining Room

Dining Room

3.91m x 2.97m

Wooden floor with patio door to deck area and landscaped back garden.

Kitchen

Kitchen/Dining area

7.95m x 2.81m (26.09 x 9.23)

Modern fully fitted kitchen with lino floors and tiled splash back. Dining area with double doors to deck area.

Utility Room

With extra storage and white goods.

Outside Features

Superb back garden with shed and deck area.



Bedroom 1

Master Bedroom.

4.84m x 3.36m

Bright and spacious double bedroom with built in wardrobes and carpet floor

Ensuite

En-suite

2.28m x 1.20m

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

Bedroom 2

Bedroom 2.

3.86m x 3.05m

Large double bedroom with fitted wardrobes and carpet floor.

Bedroom 3

Bedroom 3.

2.81m x 2.51m

Double bedroom with fitted wardrobes and carpet floor.

Bedroom 4

2.91m x 2.57m

Single bedroom with fitted wardrobes and carpet floor

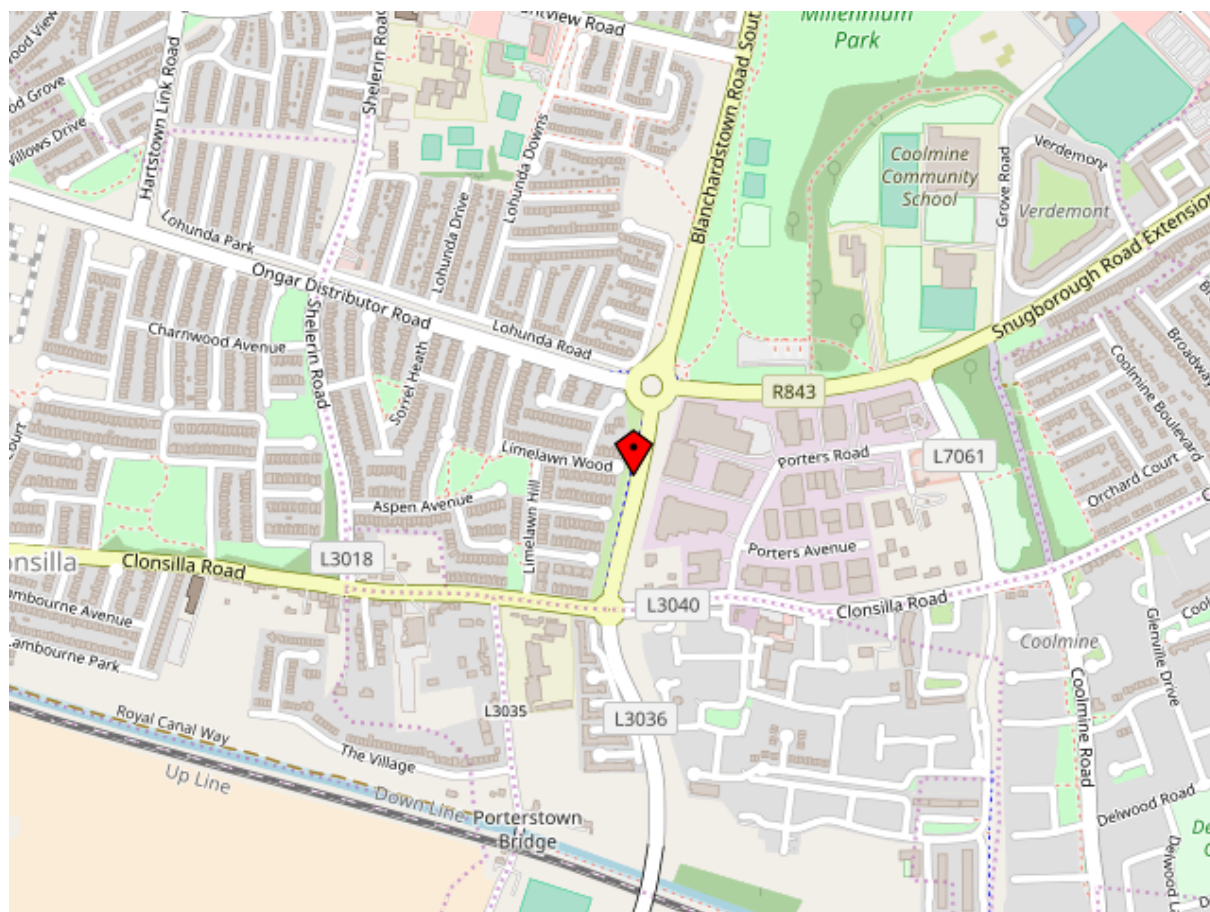
Bathroom

Family Bathroom

1.75m x 2.13m

Fully Tiled floor, bath with shower over, w.c, and w.h.b.





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