DUFFY AUCTIONEERS

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

For Sale By Private Treaty

10 Oakview Lawn
Clonsilla
Dublin 15

Duffy Auctioneers take great pleasure in bringing to the market 10 Oakview Lawn, a stunning three-bedroom family home strategically located at the end of a mature cul de sac and within walking distance of schools and shops. This unique family home has been recently refurbished and decorated to an extremely high standard and boasts bright and spacious accommodation of c 94.12 sq. mts. Accommodation briefly comprises of entrance hallway with tiled floor and guest toilet, stunning living room with feature fireplace and wooden floor with double doors leading to a large dining room with lino floor and a fully fitted kitchen with tiled floor and back door to the west facing back garden with shed. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a fully fitted family bathroom with shower cubicle. This excellent 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 and frequent public transport to the city centre. Viewing is highly recommended!

A.M.V. €310,000

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

Excellent three bed family home c 1013 Sq. ft.
Recently refurbished and in superb condition with many extras incl in sale
Located at the end of a mature cull de sac.
Fully fitted kitchen with tiled floor.
Three large bedrooms with master en-suite.
Wonderful living room with feature fireplace and wooden floor.
Fully fitted family bathroom with shower cubicle.
Landscaped front and back garden with garden shed.
Oil Fired Central Heating.
Superb location on cul de sac overlooking large green.

Entrance Hall

Entrance hallway (4.33m x 2.m)
Entrance hallway with wooden floor and guest toilet.

Guest toilet. (1.59m x0.75m)
With tiled floor, w.c and w.h.b.

Living Room

Living room (4.57m x 3.52m)
Large bright room with wooden floor and feature fireplace.

Dining Room

Dining room (3.45m x 2.85m)
Large dining room with access to the living room via double doors.

Kitchen

Kitchen/Dining area (6.53m x 2.41m)
Fully fitted Kitchen with tiled floor, ample wall, and floor units.
All appliances included in sale. Back door to large back garden with shed.

Outside Features

Landscaped back garden with shed.

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Bedroom 1

Bedroom 1. (4.51m x 3.37m)
Large double bedroom with en-suite bathroom, fitted wardrobes and wooden floor.

Bedroom 2

Bedroom 2. (3.95m x 2.79m)
Double bedroom with fitted wardrobe and wooden floor.

Bedroom 3

Bedroom 3. (2.53m x 2.49m)
Single bedroom with wooden floor.

Bathroom

Family Bathroom. (2.49m x 1.93m)
Fully fitted bathroom comprising of shower cubicle, W.C., and w.h.b.
Fully tiled floor and walls.

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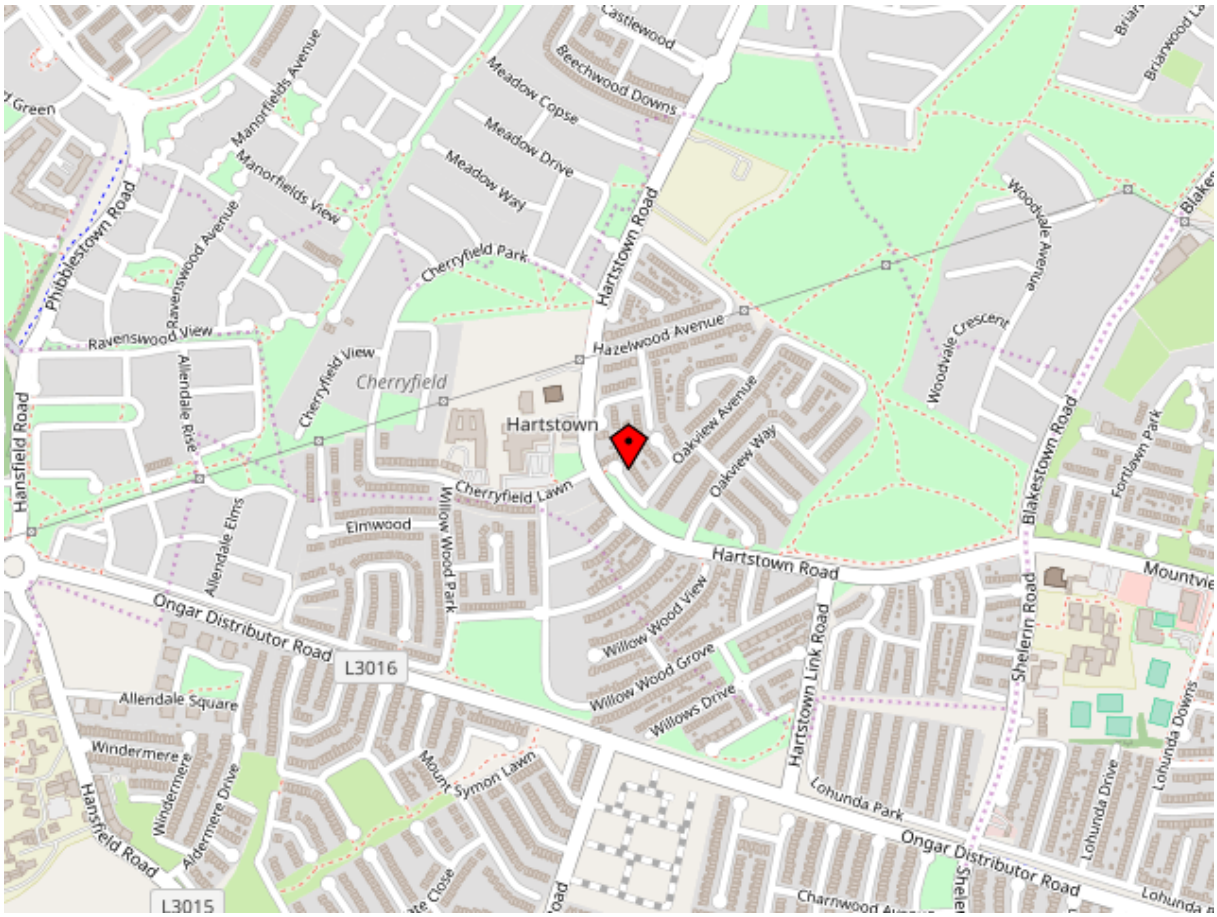

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