

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

30 Latchford Park
Clonee
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent three bed family home strategically located on a mature cul de sac in the popular residential area of Latchford Park Dublin 15. Impeccably presented and meticulously maintained by its present house-proud owners this stunning property offers a turnkey solution to any discerning purchaser. Accommodation briefly consists of entrance hallway with tiled floor and guest toilet, fully fitted kitchen with tiled floor and granite worktop, large Living room with feature fireplace and wooden floor and a superb dining area with tiled floor and patio doors to the rear garden with deck. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and built-in wardrobes plus a fully fitted family bathroom with bath and shower over. Outside the property is further enhanced by a large private fully landscaped rear garden with a wonderfully sunny orientation. Situated close to local schools and the M50/N3 Motorway with frequent public transport to the city centre. Viewing is highly recommended.

A.M.V. €330,000

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Features

Superb three bed family home C1080 Sq. ft.
In excellent condition and finished to an exceptionally high standard.

Three large bedrooms with master en suite.
Bright and spacious living room with feature fireplace and wooden floor.

Fully fitted kitchen with granite worktop and tiled floor, all appliances incl in sale.

Gas Fired Central Heating.

Fully fitted family bathroom with bath and shower over.

Built in wardrobes in all bedrooms.

Superb Location in cul de sac, within walking distance of shops and schools.

Fully landscaped Rear Garden with deck.

Entrance Hall

Entrance hallway (5.65m x 1.07m)

Entrance hallway with guest toilet and tiled floor.

Guest Toilet (1.68m x 1.52m)

Guest toilet with tiled floor, w.c and w.h.b.

Living Room

Living Room (5.m x 3.66m)

Large bright room with wooden floor and feature fireplace.

Dining Room

With tiled floor and patio door to deck area.

Kitchen

Kitchen/Dining room (5.16m x 4.75m)

Modern fully fitted Kitchen with porcelain tiled floor and granite worktop, extra wall and floor units installed.

Bright and spacious dining area with tiled floor with patio door to rear garden.

Utility Room

Utility room (1.92m x 1.68m)

With tiled floor and extra storage.

Outside Features

Landscaped garden with deck.



Bedroom 1

Bedroom 1. (4.83m x 2.79m)

Stunning double bedroom with fitted wardrobes and carpet floor.

Ensuite

En-suite (2.15m x 1.42m)

Fitted en-suite with part tiled walls and floor with shower cubicle, wc and whb.

Bedroom 2

Bedroom 2. (4.91m x 2.64m)

Double bedroom with fitted wardrobe and carpet floor.

Bedroom 3

Bedroom 3. (3.18m x 2.12m)

Single bedroom with fitted wardrobes and carpet floor.

Bathroom

Family Bathroom. (2.16m x 1.94m)

Fully Fitted Bathroom comprising bath with shower over, w.c. and w.h.b.
Tiled floor and walls.



