

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

54 Willow Wood View
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market 54 Willow Wood View a magnificent three bed family residence located on this mature and popular residential road next to shops and schools. This superb family residence enjoys a most central location on this mature and settled cul de sac just off the Ongar distributor road and only a twenty-minute stroll from Clonsilla station. On entering the property, one is immediately struck by the beautiful open plan kitchen/dining room ideal for a growing family.

The bright and spacious accommodation of c 882 Sq. ft. has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, a fully fitted kitchen with integrated appliances and feature lighting in all rooms. The upstairs accommodation is exceptional boasting three large bedrooms all with fitted wardrobes and a fully fitted family bathroom with bath and shower over. The superb rear garden is private and secure with double width side access. To the front there is secure off-street parking. This superb location is much sought after due to its proximity to Clonsilla Station, the Blanchardstown Shopping centre and the M50/N3 motorway.

This property must be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

A.M.V. €300,000

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Features

Superb three bed family home C 82. Sq. mts.
Large living room with feature fireplace and concrete floor
Open plan kitchen/ dining area with concrete floor.
Three large Bedrooms all with built in wardrobes.
Fully fitted family bathroom with bath and shower over.
Hardwood double-glazed windows.
Gas fitted Central Heating
Superb location on mature cul de sac, within walking distance of shops and schools.
Stunning rear garden with shed.
Double side entrance with storage area.
Prime residential location next to shops and schools.

Entrance Hall

Entrance Hallway (4.36m x 1.78m)
With carpet floor and guest toilet.

Guest toilet (1.60m x 0.76m)
With lino floor, w.c and w.h.b.

Living Room

Living Room (4.69m x 3.07m)
Large living room, feature fireplace and concrete floor.

Dining Room

With concrete floor and patio door to garden.

Kitchen

Kitchen/Dining room (5.38m x 3.43m)
Fully fitted kitchen with ample wall units and tiled floor.
Large work surface with integrated appliances.
Dining area with patio doors to the superb back garden.

Outside Features

Stunning rear and side garden.



Bedroom 1

Master Bedroom. (3.87m x 2.89m)

Large double bedroom with fitted wardrobes and carpet floor.

Bedroom 2

Bedroom 2. (3.66m x 2.88m)

Large double bedroom with built in wardrobes and carpet floor.

Bedroom 3

Bedroom 3. (2.60m x 2.35m)

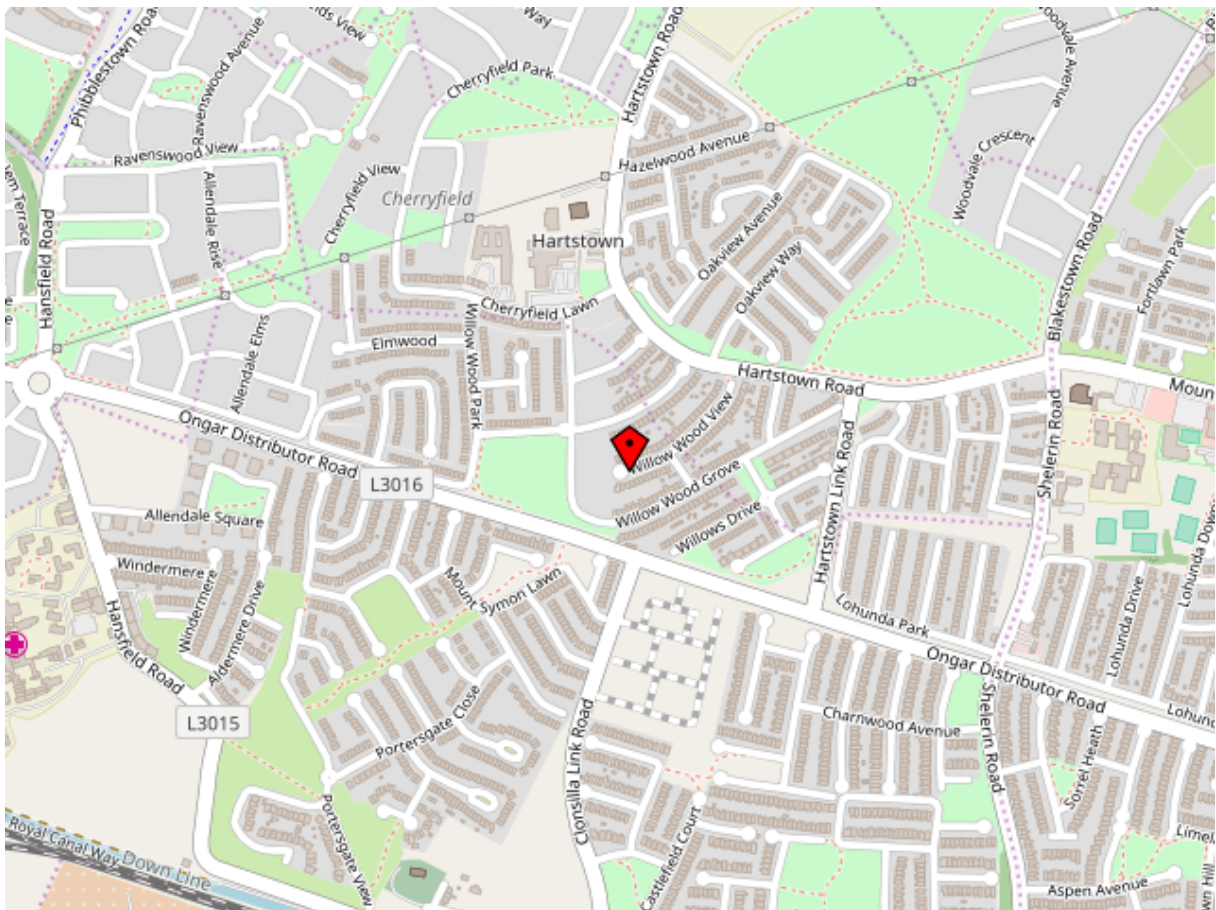
Single bedroom with fitted wardrobe and carpet floor.

Bathroom

Family Bathroom. (2.19m x 2.17m)

Fully fitted bathroom with lino floor and tiled walls. Bath with shower over, w.c and w.h.b.





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