

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

15 Clonee Court
Clonee
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this most attractive one bed property with a superb sunny orientation in the highly regarded development of Clonee Court, Dublin 15. This superb family home is strategically located on this mature cul de sac development within walking distance of shops, restaurants and clonee village.

This stylish and contemporary own door property is superbly presented and extends to c.57.sqm. This stunning residence enjoys a most central location in this mature development just off the main street Clonee and only a few minutes stroll from all amenities and services. Accommodation briefly comprises of entrance hallway with wooden floor, stunning open plan living room with wooden floor and feature fireplace and a modern fully fitted kitchen/dining room with wooden floor. Next door there is a large double bedroom with wooden floor and fitted wardrobes and a fully fitted family bathroom with bath and shower over. To the front there is secure off-street parking for two cars. To the rear you have a large communal back garden with access from the alleyway to the front. We strongly recommend viewing without delay.

A.M.V. €195,000

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

Beautiful own door apartment.
In showroom condition with many extras included in sale.
Large living room with wooden floors and feature fireplace.
Superb master bedroom with wooden floor and fitted wardrobes.
Excellent location in mature cul de sac development.
Fully fitted kitchen with a host of integrated appliances.
Fully fitted family bathroom with bath and shower over.
Security alarm system.
PVC double glazed windows.
Within walking distance of Main St Clonee.
Gated community with off-street parking for two cars.
Management Fee 1075 p.a.

Entrance Hall

Entrance Hall
(1.57m x 1.23m)

Entrance hallway with wooden floor.

Living Room

Livingroom
(6.84m x 5.85m)

Stunning spacious open plan living/dining room with wooden floor and feature fireplace.

Kitchen

Fully fitted kitchen and dining room with wooden floor

Outside Features

Superb rear garden with side access.
Secure off street parking.



Bedroom 1

Master Bedroom.
(3.45m x 3.16m)

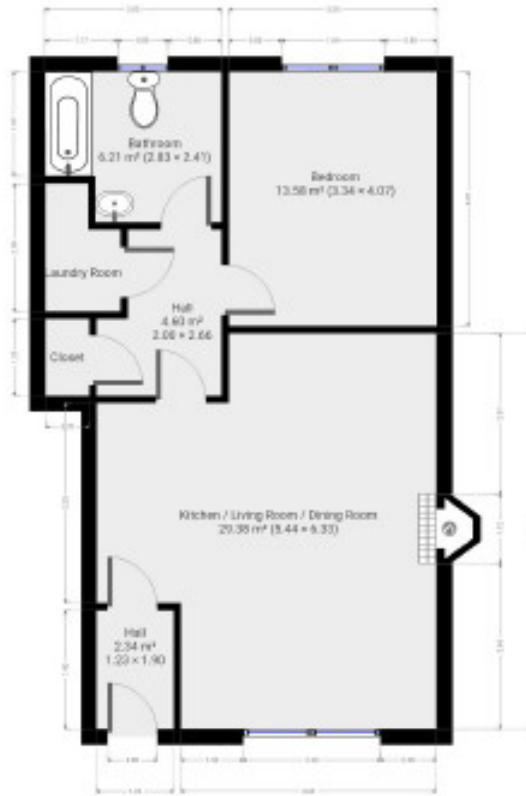
Bright and spacious master bedroom with wooden floors and built in wardrobes.

Bathroom

Bathroom. (2.50m x 2.07m)

Family bathroom with tiled floor bath with shower over, WC and w.h.b.





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