

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

79 Fernleigh Drive  
Castleknock  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning three bed family home in Fernleigh Drive Castleknock Dublin 15.

Impeccably presented and meticulously maintained by its present house-proud owners this superb property offers a turnkey solution to any discerning purchaser. The bright and spacious accommodation of c.1037 Sq. ft. has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include private gated parking bay, quality fitted kitchen with integrated appliances, Porcelain tiling in kitchen and bathrooms and feature lighting in all rooms. Accommodation briefly comprises of entrance hallway with guest toilet and wooden floor, stunning living room with feature fireplace and wooden floor and a modern fully fitted kitchen/dining area with tiled floor. Upstairs off the landing there are three large bedrooms with master en-suite and a fully fitted family bathroom with bath and shower over. To the rear of the property there is a superb south facing rear garden with a private gated parking bay. This excellent location is much sought after due to its close proximity to Coolmine Station, two schools and M50/N3 motorways. With the inclusion of furniture, and all kitchen appliances this property is ready to move into. Viewing is highly recommended.

**A.M.V. €395,000**

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## Features

Stunning south facing three bed family home C 1037 Sq Ft.  
In showroom condition with many extras incl in sale.  
Being sold fully furnished.  
Private gated parking bay to the rear.  
Large living room with feature fireplace and wooden floor.  
Three large bedrooms with fitted wardrobes and master en-suite  
Superb fully fitted kitchen with integrated appliances.  
Family bathroom with tiled floor and bath with shower over.  
Within walking distance of Coolmine station.  
Prime Residential location next to shops and schools.

### Entrance Hall

Entrance Hall  
(2.61m x 2.36m)

With wooden floor and storage cupboard.

### Guest Toilet

(2.40m x 0.81m)

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

### Living Room

Living room.  
(5.87m x 4.88m)

Stunning living room with wooden flooring, wooden feature fireplace with slate tile surround. Double glazed doors leading to patio area and south facing garden with gated parking bay.

### Dining Room

With wooden floor

### Kitchen

Kitchen. /Dining Room.  
(3.85m x 3.05m)

Fully fitted kitchen with tiled floor and splashback.  
Dining area with tiled floor.

### Outside Features

South facing rear garden with private gated parking bay.





### Bedroom 1

Master Bedroom

(4.35m x 3.13m)

Superb double bedroom with carpet floor, fitted wardrobes and double-glazed window.

### Ensuite

En-suite

(1.77m x 1.62m)

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

### Bedroom 2

Bedroom 2

(4.44m x 2.64m)

Double bedroom with carpet flooring and fitted wardrobes.

### Bedroom 3

Bedroom 3

(2.82m x 2.64m)

Single bedroom with carpet floor and fitted wardrobes.

### Bathroom

Family Bathroom

(1.87m x 1.97m)

With tiled floor with part tiled walls, bath with shower over, w.c. w.h.b.



