

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

20 St Mochtas Road
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this truly magnificent, three bed semi-detached family home superbly located on a mature cul de sac in this highly desirable location just off Clonsilla road and a short stroll to Coolmine train station. Presented in walk in condition and finished to a high standard throughout this stunning property enjoys spacious accommodation benefitting from plenty of natural light and surrounded by landscaped gardens. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1067 sq. ft. This superb location is only minutes away from all local amenities and services including Coolmine Station, the Blanchardstown Shopping Centre and The M50/N3 Motorway. Accommodation briefly comprises of entrance hall with wooden floor and guest toilet, stunning living room with Feature fireplace and wooden floor, separate dining room with wooden floor, a large fully fitted kitchen/dining area with tiled floor. To the rear you have a wonderful back garden with garden shed. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a fully fitted family bathroom with bath and shower over. Outside: Driveway with off street parking. The rear garden is private and secure with a large side entrance. Excellent property and well worth a view

A.M.V. €375,000

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Features

Beautiful three bed family home (C 1067 Sq. Ft.)
In Showroom condition with many extras incl in sale
Wonderful living room with feature fireplace and carpet floor.
Fully fitted kitchen with tiled floor, all appliances in sale.
Separate dining room with wooden floor.
Three large bedrooms with master en-suite.
Extensive rear garden with shed.
Fitted wardrobes in all bedrooms
Gas fired central heating.
Double glazed windows.
Security Alarm system.
Multiple telephone and TV points.
Excellent off-street parking for three cars.
Prime residential location overlooking large green.

Entrance Hall

Entrance Hallway
4.63m x 1.88m

With wooden floor with alarm control panel.

Guest Toilet

1.73m x 0.81m

guest w.c with tiled floor and window

Living Room

Living Room

4.64m x 3.64m

Bright stunning room with carpet floor and Feature fireplace.

Dining Room

Dining Room

3.35m x 2.97m

Wooden floor with patio door to the landscaped back garden with shed.

Kitchen

Kitchen/Dining area

5.68m x 2.62m

Modern fully fitted kitchen with tiled floors and splash back.
Dining area with tiled floor.

Outside Features

Superb location over looking large green.
Secure off street parking for three cars.



Bedroom 1

Master Bedroom.

3.96m x 3.62m

Bright and spacious double bedroom with built in wardrobes and carpet floor

Ensuite

En-Suite

2m x 1.47m

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

Bedroom 2

Bedroom 2.

3.83m x 3.01m

Large double bedroom with fitted wardrobes and carpet floor.

Bedroom 3

Bedroom 3.

2.72m x 2.56m

Single bedroom with fitted wardrobes and carpet floor

Bathroom

Family Bathroom

1.96m x 1.82m

Fully Tiled floor, bath with shower over, w.c, and w.h.b.



