

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

121 Pace Road
Clonee
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market 121 Pace Road Clonee a wonderful refurbished three bed family residence located on this mature and popular residential road overlooking a large green next to shops and schools. This superb family residence enjoys a most central location on this mature and settled cul de sac just off Littlepace road and only a ten-minute stroll from Schools and Littlepace shopping Centre. Well proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. On entering the property, one is immediately struck by the quality finish in every room and the beautiful open plan kitchen/dining room with porcelain tiled floor ideal for a growing family. The bright and spacious accommodation of c 1028 Sq. ft. has been recently refurbished and decorated with taste and flair throughout and boasts an array of special features to include, a Newly fitted kitchen with Porcelain tiled floor, a newly fitted guest toilet and feature lighting in all rooms. The upstairs accommodation is exceptional boasting three large bedrooms all with fitted wardrobes and a newly fitted family bathroom with double shower. The superb rear garden is private and secure with a large side access. To the front there is paved driveway with secure off-street parking. This superb location is much sought after due to its excellent location on this mature cul de sac overlooking the magnificent green and its proximity to 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. €385,000

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

Superb south facing three bed family home C 95.52 Sq. mts.

Recently refurbished to a very high standard.

In Showroom Condition with many extras included in sale.

Stunning living room with feature fireplace and wooden floor

Newly fitted open plan kitchen/ dining area with porcelain tiled floor.

Three large Bedrooms with master en-suite.

Newly fitted family bathroom with shower cubicle.

PVC double glazed windows and doors.

Newly fitted Gas Central Heating

Superb location on mature cul de sac overlooking large green

Stunning South facing rear garden with side entrance.

Prime residential location next to shops and schools.



Entrance Hall

Entrance Hallway (4.87m x 1.80m)
With porcelain tiled floor and guest toilet.

Guest toilet (1.45m x 0.75m)
Newly fitted and fully tiled, w.c and w.h.b.



Living Room

Living Room (4.91m x 3.45m)

Stunning living room, feature fireplace and wooden floor.

Dining Room

With porcelain tiled floor and patio doors to the south facing garden.

Kitchen

Kitchen/Dining room (5.48m x 3.60m)

Newly fitted kitchen with ample wall units and porcelain tiled floor.

Large work surface with integrated appliances.

Dining area has porcelain tiled floor and patio doors to superb south facing back garden.

Outside Features

South facing rear garden with shed.

To the front secure off street parking for two cars.



Bedroom 1

Master Bedroom. (4.20m x 3.38m)

Large double bedroom with fitted wardrobes with wooden floor.

Ensuite

En Suite (2.12m x 1.36m)

Newly fitted, fully tiled with shower cubicle, w.c and w.h.b.

Bedroom 2

Bedroom 2. (3.37m x 3.53m)

Large double bedroom with built in wardrobes and wooden floor.

Bedroom 3

Bedroom 3. (2.64m x 2.30m)

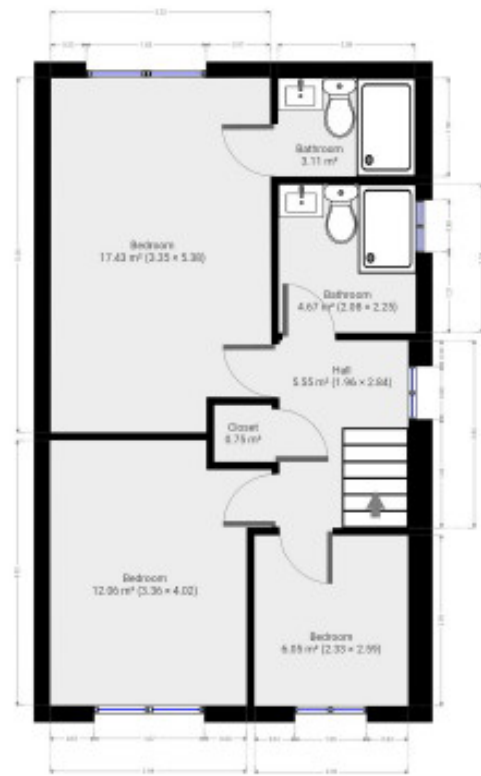
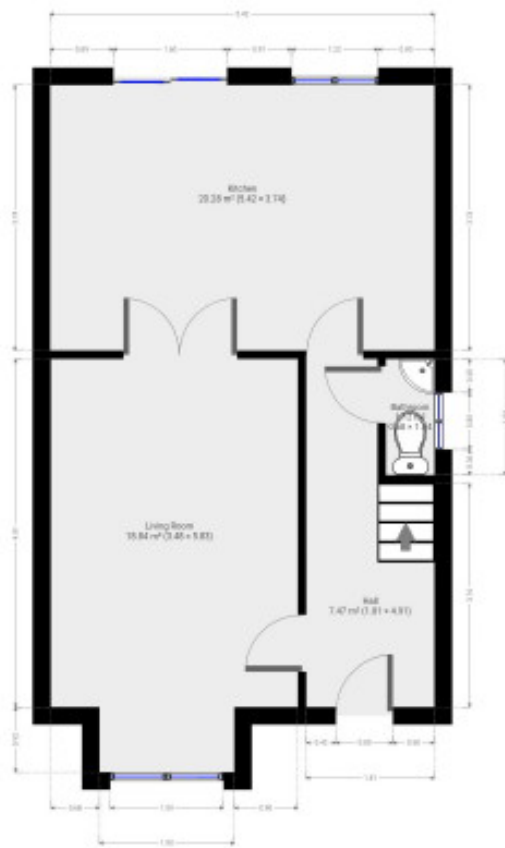
Single bedroom with fitted wardrobes and wooden floor.

Bathroom

Family Bathroom. (2.06m x 1.79m)

Newly fitted bathroom, fully tiled with double shower, w.c and w.h.b.





*All measurements are for information only. The accuracy of these floor plans, including all dimensions is approximate and for guidance purposes only.

