

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

29 Cherryfield Lawn
Clonsilla
Dublin 15



Duffy Auctioneers take immense pleasure in presenting to the market 29 Cherryfield Lawn a magnificent three bed family residence located in this mature and popular residential road next to shops and schools. This superb family residence enjoys a most central location on this popular residential road just off the Ongar distributor road and only a twenty-minute stroll from Clonsilla station. 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 south facing kitchen/dining room ideal for a growing family. The bright and spacious accommodation of c 1020 Sq. ft. has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, large living room with feature fireplace and carpet floor, a fully fitted kitchen with integrated appliances, tiling in the kitchen and feature lighting in all rooms. There are two double bedrooms at ground floor level. The upstairs accommodation is exceptional boasting a large master bedroom with fitted wardrobes and a fully fitted family bathroom with bath and shower over. The south facing rear garden is private and secure with 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. €305,000

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Features

Features:

Superb three bed family home C 94.8 Sq. mts.
In excellent Condition with many extras included in sale.
Large living room with feature fireplace and carpet floor.
Fully fitted kitchen/ dining area with tiled floor.
Three double Bedrooms all with free standing/built in wardrobes.
Fully fitted family bathroom with bath and shower over.
PVC double glazed windows and doors.
Gas fitted Central Heating
Superb location on mature road, within walking distance of shops and schools.
Stunning south facing rear garden with block built shed.
Prime residential location next to shops and schools.

Entrance Hall

Entrance Hallway (4.36m x 1.18m)
With carpet floor and guest toilet.

Guest Toilet (1.78m x 0.91m)
With lino floor, w.c. and w.h.b.

Living Room

Living Room (4.35m x 3.30m)
Stunning living room, feature fireplace and carpet floor.

Dining Room

With tiled floor

Kitchen

Kitchen/Dining room (3.91m x 3.34m)
Fully fitted kitchen with ample wall units and tiled floor.
Large work surface with integrated appliances.
Dining area has tiled floor and back door to south facing back garden.

Outside Features

South facing back garden with block built shed.



Bedroom 1

Master Bedroom. (5.05m x 3.52m)

Large double bedroom with fitted wardrobes with carpet floor.

Bedroom 2

Bedroom 2. (3.72m x 3.03m)

Large double bedroom with built in wardrobes and carpet floor.

Bedroom 3

Bedroom 3. (4.33m x 3.04m)

Double bedroom with carpet floor.

Bathroom

Family Bathroom. (2.80m x 2.30m)

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



