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

For Sale By Private Treaty

15 Barnwell Lawn
Hansfield
Dublin 15.



Duffy Auctioneers take great pleasure in bringing to the market this truly magnificent, five bed detached family home superbly located in this highly desirable location just off the Ongar Distributor Road and a short walk to Hansfield train station. Presented in showroom condition and finished to an exceptionally high standard throughout, this stunning property enjoys spacious accommodation benefitting from plenty of natural light and surrounded by landscaped gardens. The bright and spacious accommodation of C.1845 Sq. ft has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include superb living room with wooden floor, a fully fitted designer kitchen/dining room with tiled floor and porcelain tiling in the bathrooms with feature lighting in all rooms. The upstairs accommodation is exceptional boasting five large bedrooms with master en-suite and a superb-converted attic that is currently used as a home office. Outside the property is further enhanced by a wonderful rear garden with side entrance. To the front there is secure off-street parking for two cars.

This property has to be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

A.M.V. €549,000

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Features

Spectacular A rated five bed detached residence.
In Showroom Condition with many extras included in sale.
Stunning living room with wooden floors and double doors to the patio area.
Superb designer fitted kitchen/dining room with tiled floor supplied by Kitchen Elegance.
Separate utility room with extra storage.
Five large bedrooms, wardrobes supplied by McCauls Wardrobes.
Fifth bedroom currently being used as a dressing room.
Converted attic (used as home office) fully certified.
CAT6 cabling in each room going back to comms cabinet in attic.
Fully fitted family bathroom with bath and shower over.
Private parking for two cars.
Fully landscaped rear Garden not overlooked with side entrance.
A rated gas Condensing Boiler zone controlled.
Covered by ten-year home bond guarantee scheme.

Entrance Hall

Entrance Hallway (3.57m x 2.00m)
With porcelain tiled flooring, alarm and control panel.

Guest Toilet (1.55m x 1.49m)
Tiled floor w.c, and w.h.b.

Laundry room. (1.66m x 0.73m)
With tiled floor and white goods.

Living Room

Living Room (5.74m x 3.89m)
Stunning living room with wooden floors and double doors to the patio area.

Dining Room

with tiled floor and double doors to patio area.

Kitchen

Kitchen/dining room (5.62m x 3.59m)
Newly fitted designer kitchen with ample wall and floor units and porcelain tiled floor.
The kitchen is very well equipped and with an impressive range of integrated appliances.
Large dining area with porcelain tiled floor and double doors to the patio area.

Lounge

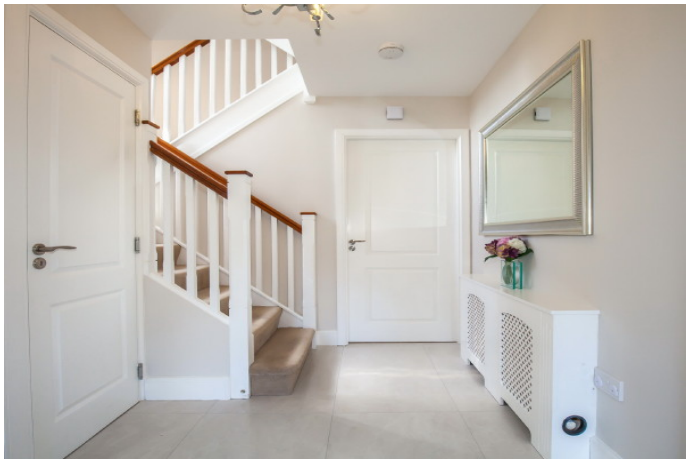
Converted attic: (7.59m x 2.43m)
Superb, converted attic, fully certified, currently being used as home office.

Utility Room

Utility room
Utility room with extra storage.

Outside Features

Superb rear garden with large patio area.









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Bedroom 1
Master Bedroom. (3.97m x 3.51m)
Large double bedroom with fitted wardrobes with carpet floor

Ensuite
En-Suite. (3.93m x 1.19m)
En-suite with tiled floor with shower cubicle, w.c and w.h.b

Bedroom 2
Bedroom 2. (4.43m x 3.61m)
Superb double bedroom with built in wardrobes and carpet floor.

Bedroom 3
Bedroom 3. (3.89m x 3.38m)
Large double bedroom with carpet floor and fully fitted wardrobes.

Bedroom 4
Bedroom 4. (3.70m x 2.36m)
Large bedroom with carpet floor currently used as dressing room.

Bedroom 5
Bedroom 5. (3.65m x 2.35m)
Large bedroom with carpet floor currently used as home office.

Bathroom
Family Bathroom. (3.84m x 2.05m)
Fully fitted bathroom with porcelain tiled floor and walls.
Bath with shower over, w.c and w.h.b.



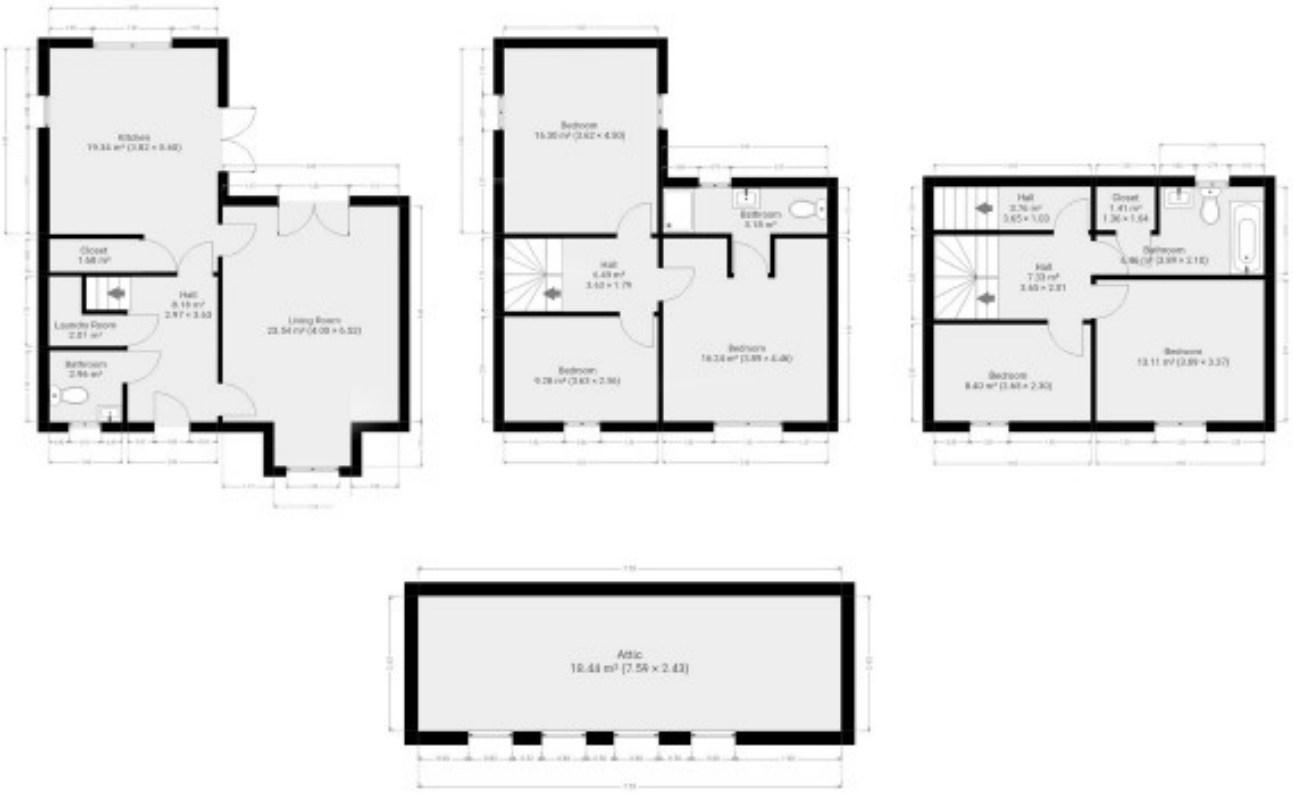


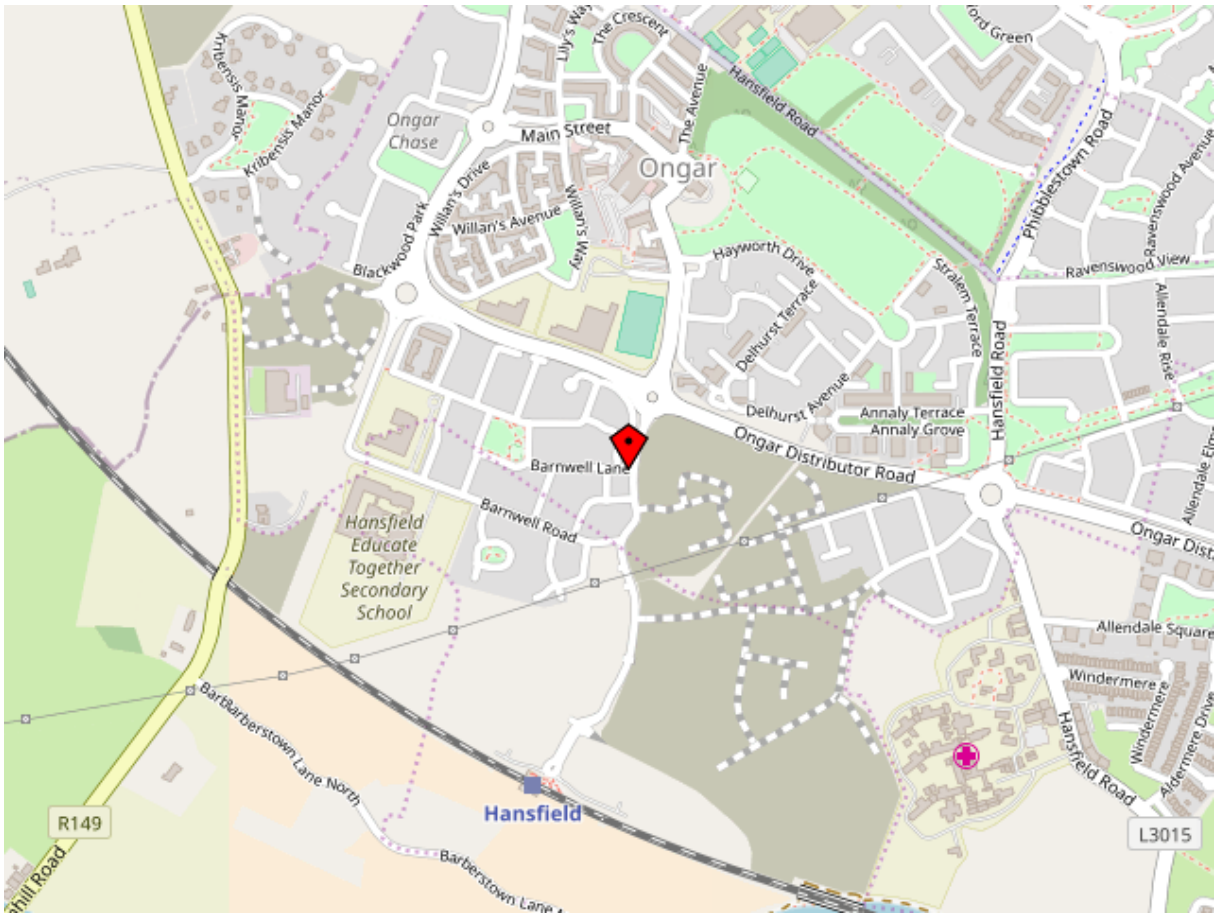




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