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

For Sale By Private Treaty

40 Allendale Drive
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market 40 Allendale Drive a magnificent three-bed, three bath family residence located on this mature and popular residential road next to shops and schools. This superb family residence enjoys a most central location on this mature and settled cul de sac just off the Ongar distributor road and only a fifteen-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 open plan kitchen/dining room ideal for a growing family.

The bright and spacious accommodation of c 1108 Sq. ft. has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, wooden floors in the living room, a fully fitted kitchen with integrated appliances, Porcelain tiling in the kitchen and feature lighting in all rooms. The upstairs accommodation is exceptional boasting three large bedrooms all with fitted wardrobes and a fully fitted family bathroom with bath and shower over. The superb east 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. €395,000

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie

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Features

Superb three bed family home C 103 Sq. mts.
In Showroom Condition with many extras included in sale.
Stunning living room with feature fireplace and wooden floor
Large open plan kitchen/ dining area with wooden floor.
Utility room off the kitchen with bathroom.
Three large Bedrooms all with built in wardrobes.
Master bedroom with en-suite bathroom.
Fully fitted family bathroom with bath and shower over.
PVC double glazed windows and doors.
Gas fitted Central Heating
Superb location on mature cul de sac, within walking distance of shops and schools.
Stunning east facing rear garden with garden shed.
Prime residential location overlooking large green.

Entrance Hall

Entrance Hallway (5.02m x 1.78m)
With wooden floor and understairs storage area.

Living Room

Living Room (5.96m x 3.42m)
Stunning living room, feature fireplace and wooden floor.

Dining Room

Dining area
With wooden floor and patio door to the landscaped back garden

Kitchen

Kitchen/Dining room (5.34.m x 4.0m)
Fully fitted modern kitchen with ample wall units.
Large work surface with integrated appliances.

Utility Room

Guest Toliet/Utility room (1.56m x 0.78m)
With lino floor and white goods, w.c and w.h.b..

Outside Features

Landscaped back garden with shed.









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Bedroom 1
Master Bedroom. (4.64m x 3.35m)
Large double bedroom with fitted wardrobes with carpet floor.

Ensuite
En-suite. (1.86m x 1.53m)
With lino floor, shower cubicle and w.h.b.

Bedroom 2
Bedroom 2. (4.32m x 2.90m)
Large double bedroom with built in wardrobes and carpet floor.

Bedroom 3
Bedroom 3. (2.73m x 2.13m)
Single bedroom with fitted wardrobes and carpet floor.

Bathroom
Family Bathroom. (2.39m x 2.33m)
Fully fitted bathroom with fully lino floor and tiled walls.
Bath with shower over, w.c and w.h.b.





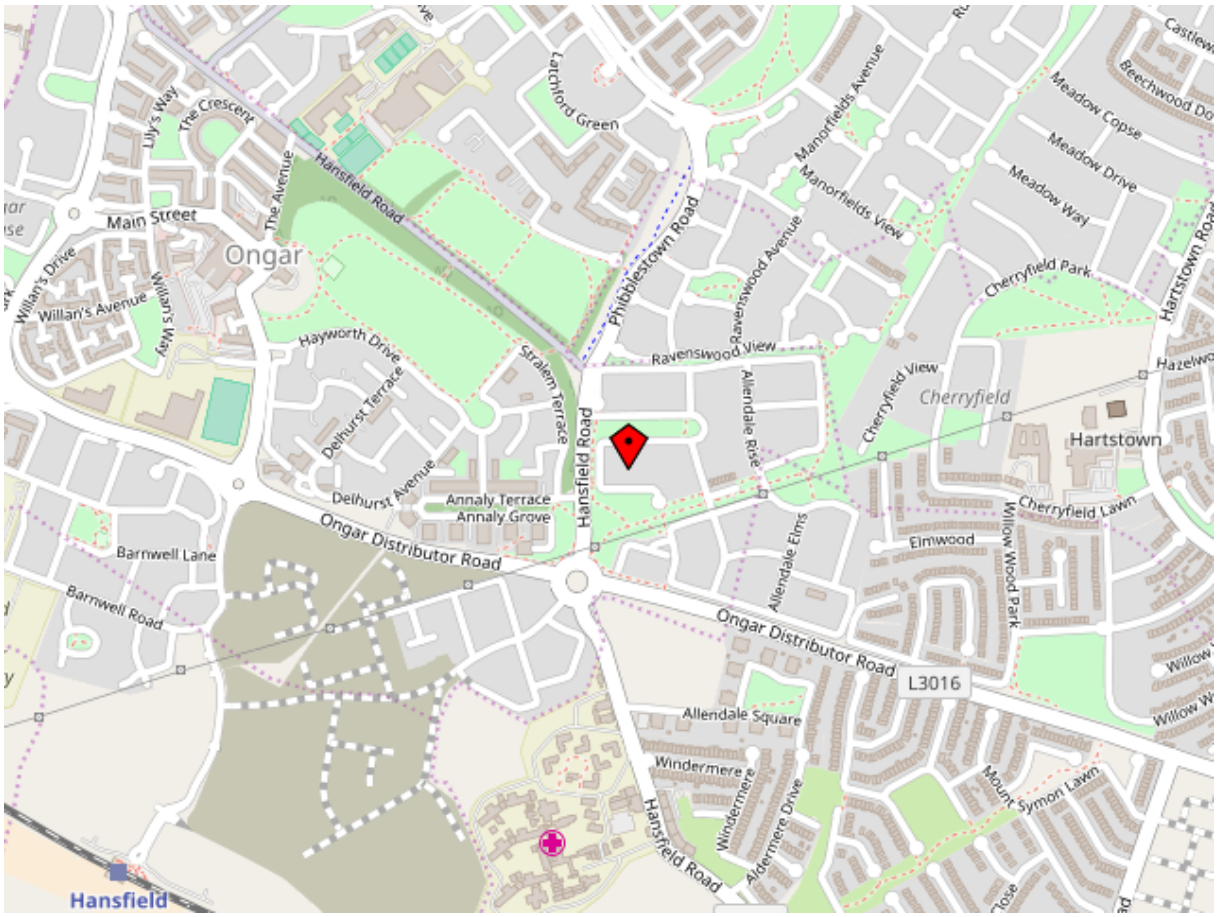




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