

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

28 Hazelbury Park
Clonee
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market 28 Hazelbury Park a magnificent three bed family residence located in this mature and popular residential area next to shops and schools. This superb family residence enjoys a most central location on this mature and settled cul de sac just off Phibblestown road and only a ten-minute stroll from Ongar 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, finished kitchen with separate dining room ideal for a growing family.

The bright and spacious accommodation of c 1076 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 and dining 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 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 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

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Features

Superb three bed family home C 100 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 tiled floor.
Separate dining room with wooden floor and patio to the landscaped garden.
Three large Bedrooms all with built in wardrobes and master en-suite.
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 rear garden with side entrance.
Prime residential location next to shops and schools.

Entrance Hall

Entrance Hallway (4.64m x 1.76m)
With tiled floor and guest toilet.

Guest toilet (1.63m x 0.75m)
With tiled floor, w.c and w.h.b.

Living Room

Living Room (5.80m x 3.42m)
Stunning living room, feature fireplace and wooden floor.

Dining Room

Dining room (3.82m x 2.80m)
Dining room with wooden floor and patio doors to superb back garden.

Kitchen

Kitchen/Dining area. (5.70m x 2.44m)
Fully fitted kitchen with ample wall units and tiled floor.
Large work surface with integrated appliances.

Outside Features

Off street parking.
Superb back garden with side entrance.



Bedroom 1

Master Bedroom. (3.89m x 3.43m)

Large double bedroom with fitted wardrobes with carpet floor.

Ensuite

En Suite (1.83m x 1.59m)

With wooden floor, shower cubicle, w.c and w.h.b.

Bedroom 2

Bedroom 2. (4.45m x 2.95m)

Large double bedroom with built in wardrobes and wooden floor.

Bedroom 3

Bedroom 3. (2.82m x 2.37m)

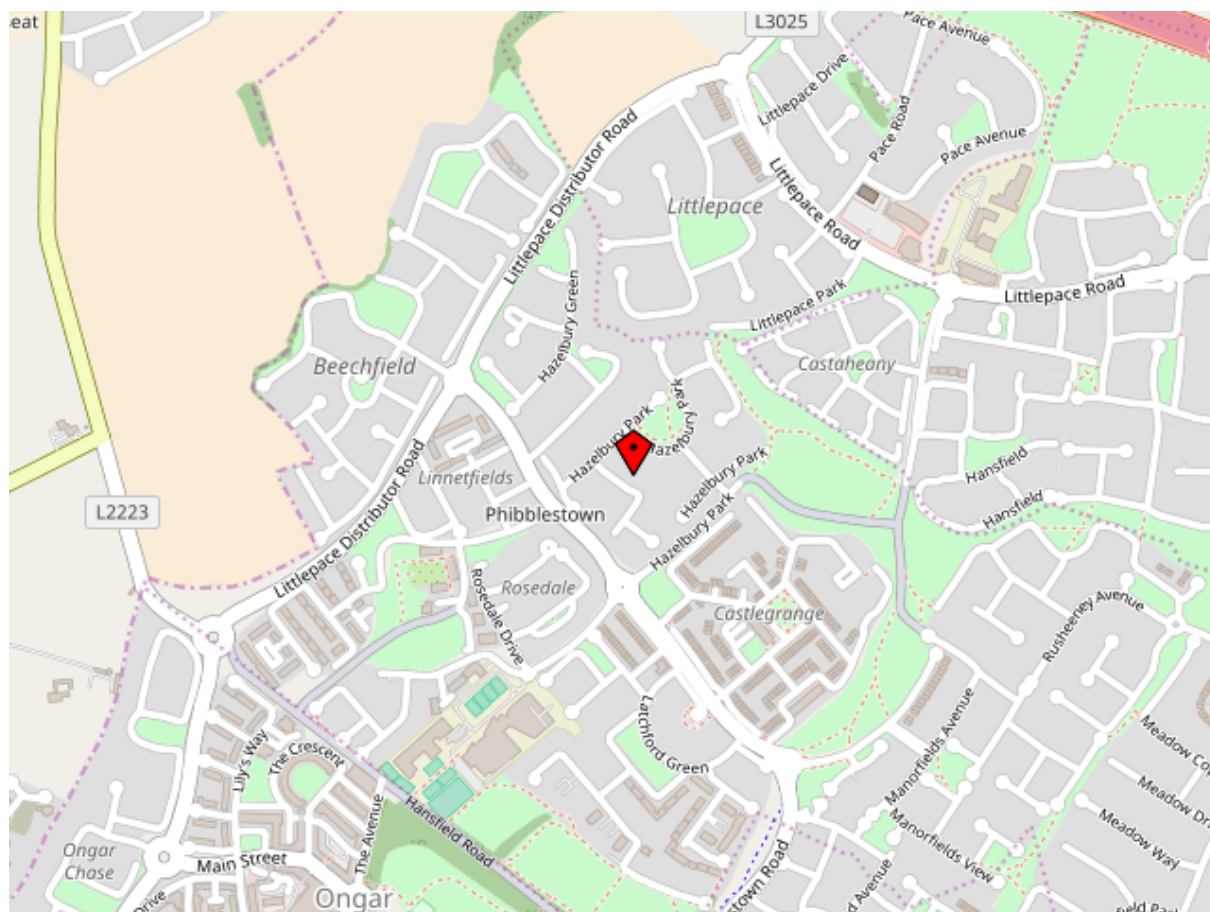
Single bedroom with fitted wardrobes and wooden floor.

Bathroom

Family Bathroom. (2.17m x 1.74m)

Fully fitted bathroom with wooden floor and tiled walls. Bath with shower over, w.c and w.h.b.





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