

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

94 Huntstown Avenue
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this truly magnificent, three bed semi-detached family home superbly located on a mature cul de sac in this highly desirable location just off Huntstown Way and a short stroll to Shops and schools. Presented in walk in condition and finished to a high standard throughout this stunning property enjoys spacious accommodation benefitting from plenty of natural light and surrounded by a 100 ft south facing back garden. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 900 sq. ft. This superb location is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre and The M50/N3 Motorway. Accommodation briefly comprises of entrance hall with wooden floor and guest toilet, stunning living room with Feature fireplace and wooden floor, separate dining room with wooden floor, a large fully fitted kitchen with tiled floor. To the rear you have a wonderful 100 ft south facing back garden with a block-built garden shed. The upstairs accommodation is exceptional boasting three large bedrooms and a fully fitted family bathroom with bath and shower over. Outside: Driveway with off street parking. The stunning rear garden is private and secure with a large side entrance. Excellent property and well worth a view

A.M.V. €345,000

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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

Beautiful three bed family home (C 900 Sq. Ft.)
In Showroom condition with many extras incl in sale
Wonderful living room with feature fireplace and wooden floor.
Fully fitted kitchen with tiled floor, all appliances in sale.
Dining area with wooden floor.
Three large bedrooms with master shower room.
Extensive 100 ft south facing rear garden with shed.
Gas fired central heating.
Double glazed windows.
Multiple telephone and TV points.
Excellent off-street parking for three cars.
Prime residential location on mature cul de sac.

Entrance Hall

Entrance Hallway
4.32m x 1.75m

With wooden floor and guest toilet.

Guest Toilet

1.57m x 0.71m

guest w.c with lino floor, w.c and w.h.b.

Living Room

Living Room

5.17m x 2.89m

Bright stunning room with wooden floor and Feature fireplace.

Dining Room

With wooden floor

Kitchen

Kitchen/Dining area

5.11m x 4.77m

Modern fully fitted kitchen with tiled floors and splash back.
Dining area with wooden floor with and views of the landscaped back garden with shed.

Outside Features

Stunning 100 ft back garden with block built shed with power.



Bedroom 1

Master Bedroom.

4.19m x 2.85m

Bright and spacious double bedroom with built in wardrobes and carpet floor

Shower room

1.61m x 1.11m

With lino floor, shower cubicle with electric shower and w.h.b.

Bedroom 2

Bedroom 2.

3.47m x 2.81m

Large double bedroom with lino floor.

Bedroom 3

Bedroom 3.

2.84m x 2.m

Single bedroom with fitted wardrobes and wooden floor

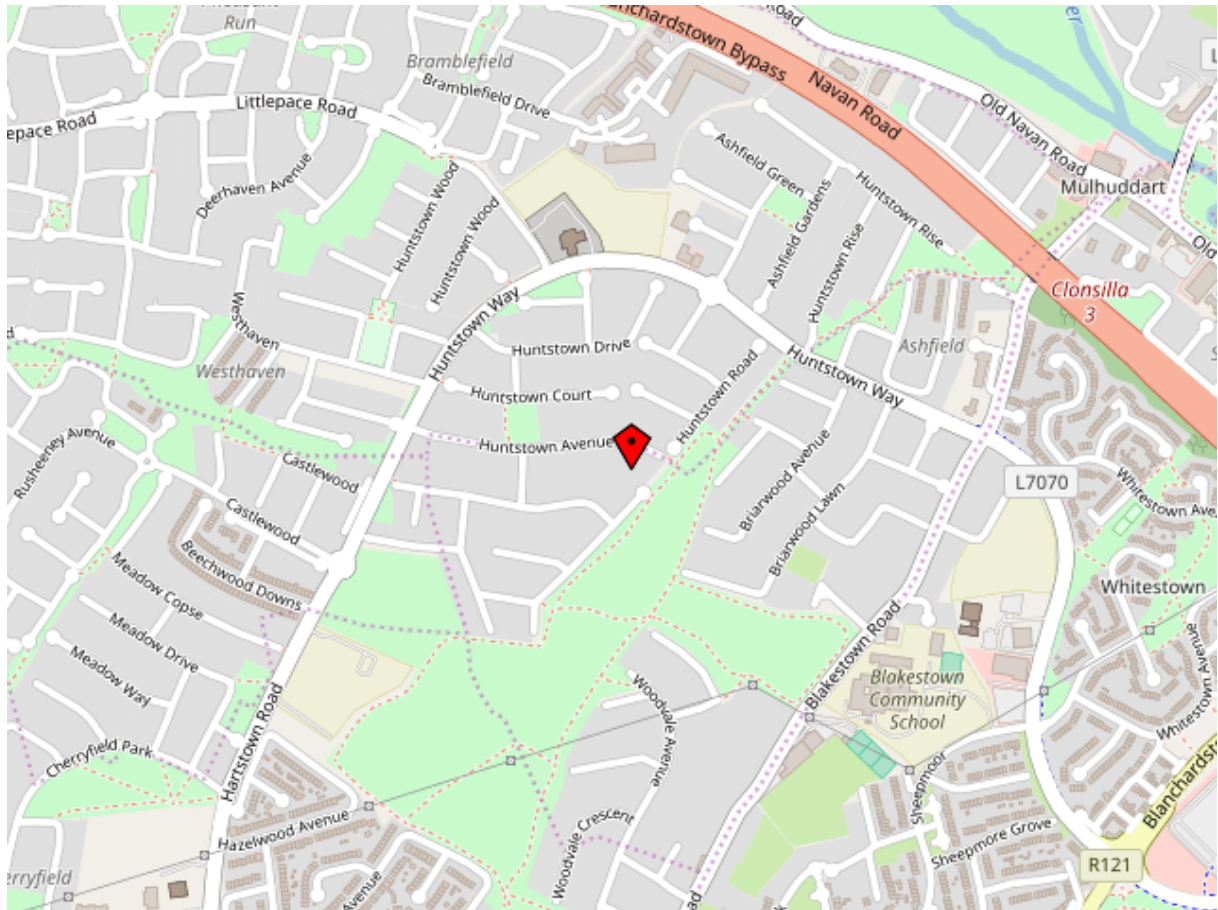
Bathroom

Family Bathroom

2.48m x 1.86m

Fully fitted bathroom, bath with shower over, w.c, and w.h.b.





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