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

For Sale By Private Treaty

# 145 Allendale Square
# Clonsilla
# Dublin 15




Duffy Auctioneers take great pleasure in bringing to the market this stunning second floor two bed two bath apartment in Allendale Square, Clonsilla one of the most sought-after developments in Dublin 15. This stunning residence enjoys a most central location in this quality-built development just off Hansfield road and only a few minutes stroll from Clonsilla Station. Meticulously maintained and upgraded by the present owner, this fine family home is beautifully presented and enjoys an enviable position in this quality-built development overlooking a large green.

Accommodation briefly consists of entrance hallway with wooden floor and storage room, fully fitted kitchen/dining room with wooden floor, large Living room with feature fireplace and wooden floor, patio doors to the private balcony overlooking large green. There are two double bedrooms with master en-suite and fitted wardrobes plus a fully fitted family bathroom with bath and shower over. This excellent location is much sought after due to is close proximity to Clonsilla Station, the M50/N3 motorways and the Blanchardstown Shopping Centre. Viewing is highly recommended.

## A.M.V. €285,000

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

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## Features

Stunning two bed, two bath apartment on second floor.
Being sold fully furnished and In showroom condition
Excellent location overlooking large green.
Two double bedrooms with master en-suite.
Large living room with wooden floor and patio doors to balcony.
Fully fitted kitchen with all appliances incl in sale.
Family bathroom with tiled floor, bath with shower over.
Electric Storage Heating.
Double Glazing Throughout
Intercom System
Superb location within walking distance of clonsilla station.
Management Fee EUR1434.



## Entrance Hall

(5.94m x 1.68m)
Entrance hallway with wooden floor, hot press and storage cupboard.



## Living Room

Living room.
(5.17m x 3.77m)
Stunning light filled room with wooden floor and feature fireplace with black marble surround set on marble hearth.
Upvc double glazed doors leading to private balcony overlooking large green.

## Dining Room

With wooden floor.



## Kitchen

(4.81m x 2.30m)
Fully fitted kitchen unit with tiled floor and splash back, stainless steel sink unit, oven and hob, extractor fan, and fridge / freezer.
Open plan dining area with wooden floor and patio doors to balcony.



## Outside Features

Overlooking large green.
Within walking distance of Clonsilla Station.

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## Bedroom 1
(4.42m x 2.91m)
Large double bedroom with wooden floor and fitted wardrobes. TV point and double sockets and upvc window.



## Ensuite
(2.23m x 1.90m )
With tiled floor, shower cubicle, w.c and w.h.b

## Bedroom 2
Bedroom 2.
(3.62m x 3.01m)
Double bedroom with fitted wardrobes and wooden floor, double sockets and upvc window.



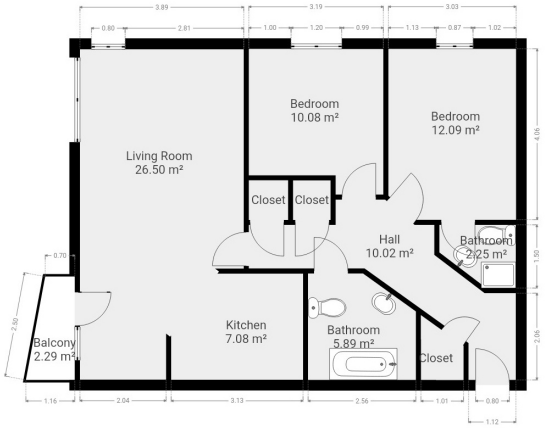
## Bathroom
(2.27m x 2.28m)
Family bathroom with tiled floor, bath with shower over, part tiled walls, extractor fan, and w.c. w.h.b.



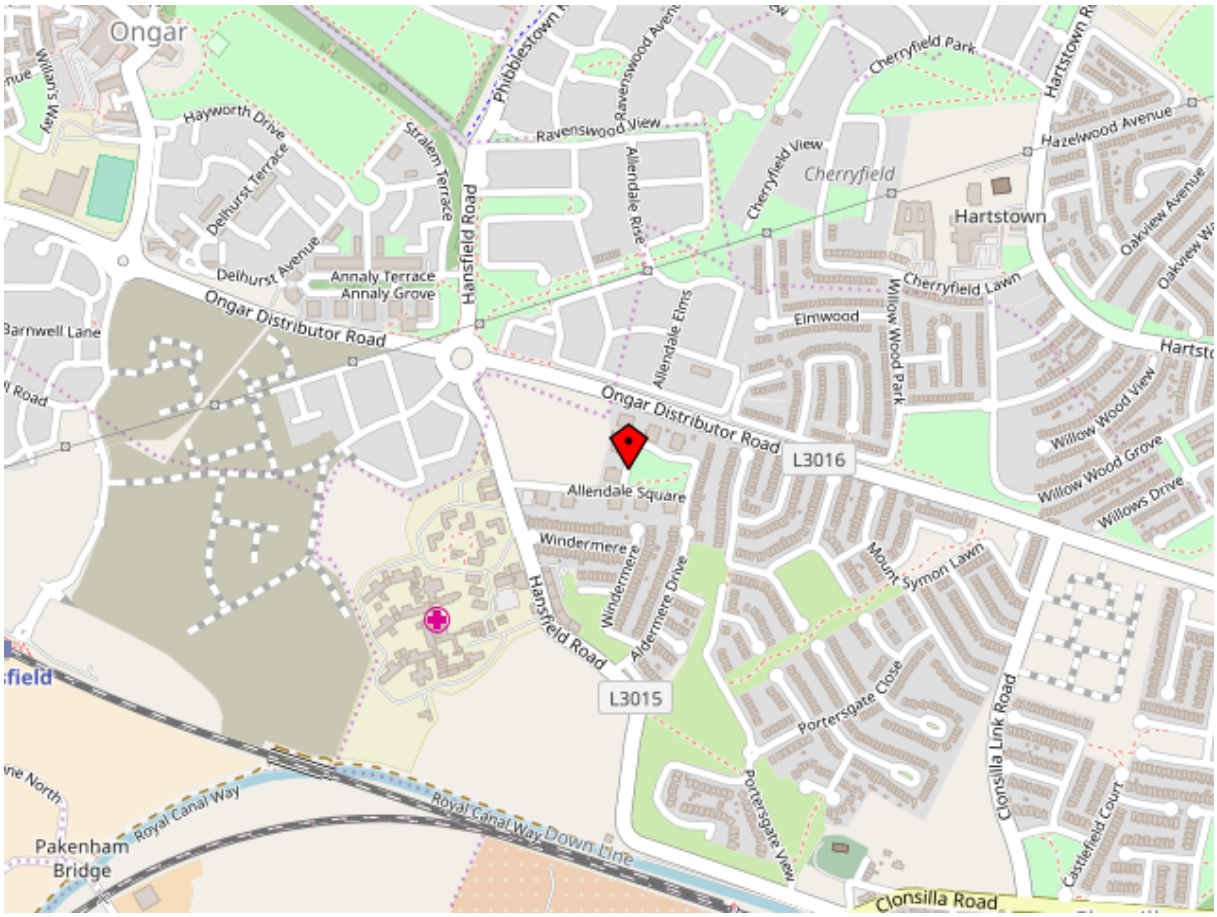


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*While every attempt has been made to ensure the accuracy of these floor plans, room areas and dimensions are approximate and for illustrative purposes only.




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