

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

49 Huntstown Rise  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent three bed family home strategically located in the popular residential area of Huntstown Rise Clonsilla. This is a superbly located and well positioned family home C 865 Sq. Ft situated on a superb site in the middle of a mature cul-de-sac, within ten minutes walking distance of Shops, schools and the Blanchardstown Shopping centre. Accommodation consists of entrance hallway with tiled floor, under stairs storage and guest toilet. Superb bright and spacious living room with feature fireplace with carpet floor and a fully fitted kitchen with tiled floor. Upstairs off the landing there are three large bedrooms with wardrobes and a fully fitted family bathroom with shower cubicle.

Outside the property is further enhanced by a superb rear garden with large side entrance plus a garden shed. There is off street parking for two cars.

Situated just minutes from the Blanchardstown Shopping centre, M50/N3 Motorway, and a host of local amenities such as schools, shops, and frequent public transport links to the city centre.

Viewing is highly recommended!

**A.M.V. €325,000**

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## Features

Superb three-bed family home. C 865 Sq. Ft.  
Being sold fully furnished with many extras included in the sale

Three large bedrooms all with fitted wardrobes.

Wonderful living room with carpet floor and feature fireplace.

Modern bright and spacious fitted kitchen with tiled floor.

Fully tiled family bathroom with shower cubicle.

Gas fired central heating.

Double-glazed windows.

Large back garden with shed.

Excellent off-street parking.

Prime residential location within 10 minutes' walk from the Blanchardstown shopping centre.

## Entrance Hall

Entrance hallway (4.80m x 1.88m)

Entrance hallway with tiled floor and under stairs storage.

Guest toilet (1.76m x 1.19m)

Guest toilet with lino floor, w.c and w.h.b.



## Living Room

Living room (3.33m x 4.58m)

Large bright room with feature fireplace and carpet floor.

## Dining Room

With tiled floor

## Kitchen

Kitchen/Dining Room (5.29m x 2.63m)

Superb fully fitted Kitchen with tiled floor, ample wall and floor mounted units. Back door to landscaped garden.



## Outside Features

Off street parking.

East facing back garden with shed.





### Bedroom 1

Bedroom 1. (3.78m x 3.11m)

Large double bedroom with carpet floor and built in wardrobe.

### Bedroom 2

Bedroom 2. (3.46m x 3.27m)

Double bedroom with wooden floor and fitted wardrobe.

### Bedroom 3

Bedroom 3. (2.79m x 2.18m)

Single bedroom with wooden floor and fitted wardrobe.

### Bathroom

Family Bathroom. (1.98m x 1.99m)

Fully tiled family Bathroom comprising of shower cubicle, W.C., and w.h.b.



