

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

30 Cherryfield Walk  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this utterly charming and conveniently located two bed bungalow in Cherryfield Walk, Clonsilla. This stylish and contemporary bungalow is beautifully presented throughout having been immaculately refurbished and completely modified for wheelchair use by the current owner offering spacious and practical accommodation with superb potential to extend. This modern property is situated in a mature residential cul de sac just minutes from three schools as well as shopping in the Blanchardstown Centre. Suitable for those looking for a Beautiful Family home within walking distance of shops, schools and frequent public transport to the city centre. Accommodation consists of Entrance hallway with wooden floor, modern fully fitted kitchen with tiled floor and a stunning living room with feature fireplace and wooden floor. There are two large bedrooms with wooden floor and fully tiled family bathroom with shower. The superb rear garden has a garden shed with gated side entrance. Situated just minutes from the Blanchardstown Shopping Centre, the 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. €300,000

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

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## Features

Beautiful two bed ( Formerly three bed ) bungalow.  
Totally refurbished and recently modified for wheelchair use.

Newly Fitted kitchen with tiled floor, secure double doors to garden.

Living room with feature fireplace and wooden floor  
Two double bedrooms, both with fitted wardrobes and wooden floor.

Newly fitted family bathroom, full wet room modified for wheelchair use.

Newly fitted Gas central heating.

Excellent Location in cul de sac close to shops schools and public transport.

Gated driveway with secure off-street parking.  
Large rear garden with garden shed.

## Entrance Hall

Entrance hallway (2.46m x 1.46m)  
With wooden floor and extra storage

## Living Room

Living room (3.67m x 3.47m)  
Large bright room with wooden floor and feature fireplace.

## Kitchen

Kitchen/dining room (3.85m x 2.62m)  
Beautiful newly fitted Kitchen with ample wall and floor mounted units.

## Outside Features

Large back garden with shed and side entrance





### Bedroom 1

Bedroom 1. (4.56m x 3.47m)

Large double bedroom with wooden floor and fitted wardrobe.

### Bedroom 2

Bedroom 2. (3.45m x 2.41m)

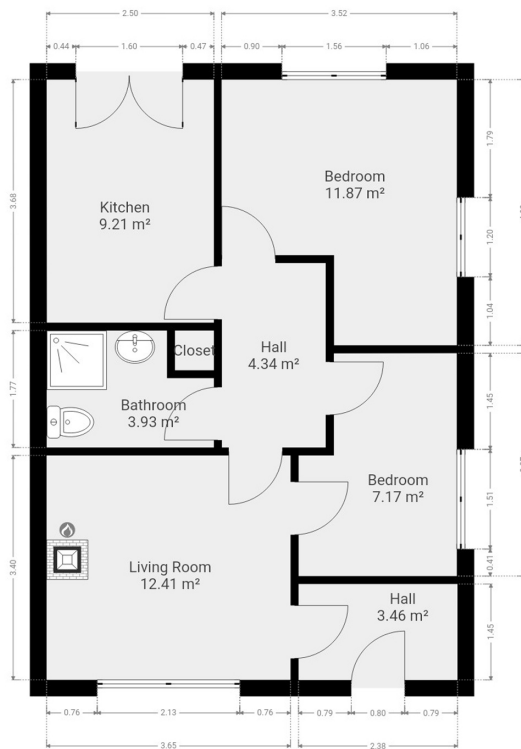
Double bedroom with wooden floor and fitted wardrobes.

### Bathroom

Family Bathroom. (2.75m x 1.84m)

Newly Fitted Bathroom comprising full wet room with electric shower over, W.C. and w.h.b.





\*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.

