

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

90 Allendale Square  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent two bed ground floor apartment strategically located in this mature and popular residential area of Allendale Square, Clonsilla. Impeccably presented and meticulously maintained by its present house-proud owners this stunning property offers a turnkey solution to any discerning purchaser. The bright and spacious accommodation of c.828 Sq. ft. has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, quality fitted kitchen with integrated appliances, Porcelain tiling in kitchen and bathrooms and feature lighting in all rooms. This stunning ground floor apartment is flooded with natural light which is further enhanced by the beautiful landscaped communal garden.

Accommodation briefly consists of entrance hallway with wooden floor and storage room, fully fitted kitchen/dining room with wooden floor, large Living room with wooden floor and feature fireplace. Patio doors lead to the patio area.

There are two large double bedrooms with fitted wardrobes and wooden floor. Off the entrance hallway there is a fully fitted family bathroom with bath and shower over. This excellent location is much sought after due to its close proximity to Clonsilla Station, the M50/N3 motorways and the Blanchardstown Shopping Centre.

Viewing is highly recommended.

**A.M.V. €270,000**

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## Features

Stunning Two Bed ground floor apartment.  
In showroom condition, being sold part furnished.  
Two double bedrooms with fitted wardrobe and wooden floor.  
Superb living room with wooden floor and feature fireplace.  
Fully fitted kitchen with all appliances incl in sale.  
Dining area with wooden floor and patio doors to the patio area.  
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.

## Entrance Hall

Entrance Hall

(4.74m x 1.58m)

Entrance hallway with wooden floor and storage cupboard.

## Living Room

Living room.

(5.20m x 3.70m)

Stunning light filled room with wooden floor and feature fireplace with black marble surround set on marble hearth. Upvc double glazed doors leading to patio area.

## Dining Room

With wooden floor.

## Kitchen

Kitchen/Dining area.

(6.48m x 2.54m)

Fully fitted kitchen unit with tiled floor, stainless steel sink unit, oven and hob, extractor fan, and fridge / freezer.  
Open plan dining area with wooden floor.

## Outside Features

Superb communal gardens and private parking area.





### Bedroom 1

Bedroom 1.

(3.56m x 3.21m)

Large double bedroom with wooden floor and fitted wardrobes. TV point and double sockets and upvc window.

### Bedroom 2

Bedroom 2.

(3.52m x 2.81m)

Large double bedroom with wooden floor and fitted wardrobes. TV point and double sockets and upvc window.

### Bathroom

Family Bathroom

(2.24m x 2.08m)

Family bathroom with tiled floor, bath with shower over, part tiled walls, extractor fan, and w.c. w.h.b.



