

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

45 Charnwood Heath
Clonsilla
Dublin 15



BER C2

Ideally positioned within this quality-built development and situated in a highly desirable location number 45 Charnwood Heath is a bright and spacious four-bedroom family home extending to 115 sq m (1237 sq ft) It is evident on entering this fine family home has been lovingly maintained over the years and it is presented in impeccable condition throughout offering impressive accommodation with bright well-proportioned interiors.

Number 45 is excellently located on this mature road next to a large green and within walking distance of Clonsilla train station, shops and the vital N3 & M50 road networks.

Accommodation briefly consists of entrance hallway with guest toilet, stunning Living room with feature fireplace and wooden floor next to a large dining room with wooden floor and patio doors to the west facing garden. Off the dining room you have a fully fitted kitchen and utility room with extra fitted units, ideal for a growing family. Upstairs off the landing there are four generously proportioned bedrooms with master en-suite and a fully fitted family bathroom with bath and shower over. Outside the property is further enhanced by a large rear garden enjoying a westerly orientation. There is off street parking for two cars. Situated just minutes from Clonsilla village, 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. €479,000

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Features

Beautiful four bed family home in excellent condition.

Located on a mature road next to a large green.

Four large bedrooms with master ensuite.

Bright and spacious living room with feature fireplace and wooden floor.

Superb dining room with wooden floor and patio doors to garden.

Built in wardrobes in all bedrooms.

Modern fully fitted kitchen with lino floor.

Utility room off kitchen with extra storage.

Open plan dining area with patio door to garden.

Large west facing garden with patio area.

Double Glazed windows.

Gas Fired Central Heating.

Secure off-street parking for two cars.

Excellent Location close to shops schools and Clonsilla railway station.



Entrance Hall

Entrance hallway (5.03m x 1.89m)

Entrance hallway with guest toilet and wooden floor.

Guest toilet (1.47m x 0.80m)

With tiled floor, w.c and w.h.b.

Living Room

Living room (6.m x 3.63m)

Large bright room with wooden floor and feature fireplace.

Dining Room

Dining room. (3.75m x 2.79m)

Bright spacious dining room with wooden floor and access to the rear garden with garden shed.

Kitchen

Kitchen/Dining area. (7.40m x 2.70m)

Modern fully fitted Kitchen with extra wall and floor mounted units. All appliances included in sale.

Dining area with lino floor and patio doors to garden.

Utility Room

Utility Room (1.37m x 1.35m)

With lino floor, extra storage, and white goods.

Outside Features

Large west facing back garden with shed.



Bedroom 1

Bedroom 1. (4.86m x 3.15m)
Large double bedroom with fitted wardrobes, and carpet flooring.

Ensuite

Ensuite (2.64m x 1.13m)
Fully tiled with shower cubicle, w.c, and w.h.b.

Bedroom 2

Bedroom 2. (3.30m x 2.64m)
Large double bedroom with built in wardrobe and wooden floor

Bedroom 3

Bedroom 3. (2.93m x 2.34m)
Double Bedroom with fitted wardrobe and wooden floor

Bedroom 4

Bedroom 4. (2.95m x 2.45m)
Single Bedroom with fitted wardrobe and wooden floor.

Bathroom

Family Bathroom. (2.18m x 1.90m)
Fully Fitted Bathroom comprising bath with shower over, W.C., and w.h.b.



