

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

57 Cherryfield Lawn
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market 57 Cherryfield Lawn a magnificent three-bed family residence located on this mature road next to shops and schools. This superb family residence enjoys a most central location on this popular residential road just off the Ongar Distributor Road and only a twenty-minute stroll from Clonsilla station. Well proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. On entering the property, one is immediately struck by the quality finish in every room and the beautiful south facing kitchen/dining room ideal for a growing family. The bright and spacious accommodation of c 85.77 Sq. Mts. has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, large living room with feature fireplace and carpet floor, a fully fitted kitchen with integrated appliances and back door to a superb south facing rear garden. There are two double bedrooms at ground floor level, one with wooden floor and free-standing wardrobe and the second with carpet floor and fitted wardrobes. The upstairs accommodation is exceptional boasting a large master bedroom with fitted wardrobes and a fully fitted family bathroom with bath and shower over. The south facing rear garden is private and secure with side access. To the front there is secure off-street parking with electric gates installed. This superb location is much sought after due to its proximity to Clonsilla Station, the Blanchardstown Shopping centre and the M50/N3 motorway. This property must be seen to be fully appreciated and is sure to appeal to a wide audience.

A.M.V. €349,000

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

DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. PSRA no. 001325. M.I.P.A.V.

Features

Superb three bed family home C 85.77 Sq. mts.
In excellent Condition with many extras included in the sale.

Large living room with feature fireplace and carpet floor

Fully fitted kitchen/ dining area with lino floor.

Three double Bedrooms all with fitted/freestanding wardrobes.

Fully fitted family bathroom with bath and shower over.

PVC double glazed windows and doors.

Oil Central Heating

Stunning south facing rear garden with shed.

Superb location on mature road within walking distance of shops and schools.

Entrance Hall

Entrance Hallway (3.85m x 1.07m)

With wooden floor and alarm control panel

Living Room

Living Room (4.75m x 3.37m)

Stunning living room, feature fireplace and carpet floor.

Dining Room

With Lino floor.

Kitchen

Kitchen/Dining room (3.79m x 3.37m)

Fully fitted kitchen with ample wall units and lino floor.

Large work surface with integrated appliances.

Back door to south facing garden.

Outside Features

Stunning south facing back garden with shed.



Bedroom 1

Master Bedroom. (4.92m x 3.43m)
Large double bedroom with fitted wardrobes with carpet floor.

Bedroom 2

Bedroom 2. (3.80m x 2.94m)
Large double bedroom with fitted wardrobes and carpet floor.

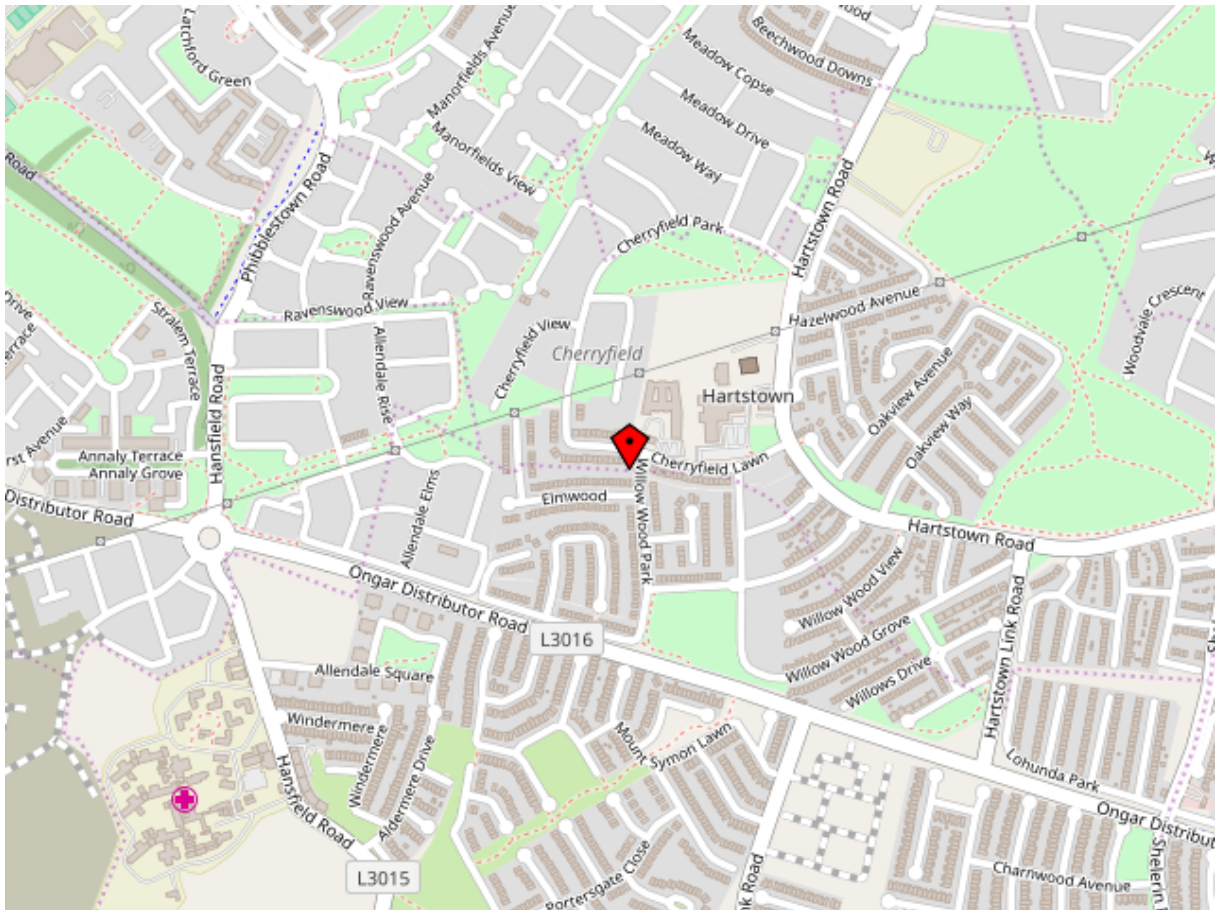
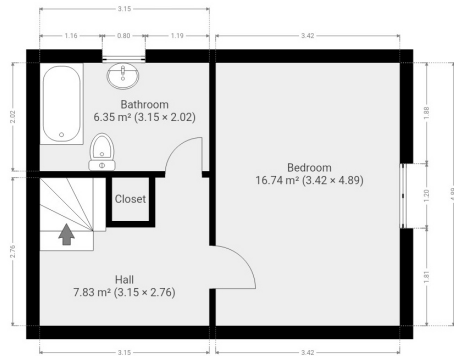
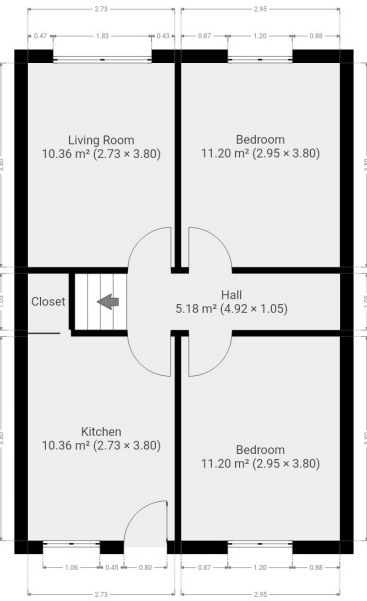
Bedroom 3

Bedroom 3. (3.86m x 2.94m)
Double bedroom with free standing wardrobes and wooden floor.

Bathroom

Family Bathroom. (2.92m x 2.02m)
Fully fitted bathroom fully tiled. Bath with shower over, w.c and w.h.b





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

DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. PSRA no. 001325. M.I.P.A.V.