

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

14 Ashfield Green
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent three bed family home with converted attic strategically located in the popular residential area of Ashfield Green Clonsilla. This is a superbly located and well positioned family home C 1044 Sq. Ft situated on a superb site overlooking a large green on a mature cul-de-sac, within fifteen minutes walking distance of Shops, schools and the Blanchardstown Shopping centre.

Accommodation consists of entrance hallway with wooden floor, under stairs storage. Superb bright and spacious living room with feature fireplace with wooden floor with double doors to the fully fitted kitchen/dining room with tiled floor.

Upstairs off the landing there are three large bedrooms all with wardrobes and a fully fitted family bathroom with bath and electric shower over.

There is a superb, converted attic with wooden floor suitable for many uses.

Outside the property is further enhanced by a large rear garden with 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. €359,000

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Features

Superb three-bed family home with converted attic. C 1044 Sq. Ft.

In excellent condition with many extras included in the sale
Three large bedrooms all with fitted wardrobes and wooden floor.

Superb, converted attic suitable for many uses.
Wonderful living room with wooden floor and feature fireplace.

Modern bright and spacious fitted kitchen/dining room with tiled floor.

Fully tiled family bathroom with bath and shower over.

Oil fired central heating.

Double-glazed windows.

Large back garden with shed.

Excellent off-street parking.

Prime residential location overlooking a large green walking distance of shops and schools.

Entrance Hall

Entrance hallway (3.45m x 1.80m)

Entrance hallway with wooden floor and under stairs storage.

Living Room

Living room (4.70m x 3.35m)

Large bright room with feature fireplace and wooden floor.

Dining Room

With tiled floor and patio door to garden

Kitchen

Kitchen/Dining Room (5.25m x 4.03m)

Superb fully fitted Kitchen/dining room with tiled floor, ample wall and floor mounted units. Back door to garden with side entrance and shed.

Lounge

Converted Attic (3.73m x 3.17m)

Superb, converted attic with wooden floor.
Suitable for many uses.

Outside Features

Large back garden with shed and side entrance.
Overlooking large green.



Bedroom 1

Bedroom 1. (3.64m x 3.31m)
Large double bedroom with wooden floor and fitted wardrobes.

Bedroom 2

Bedroom 2. (3.26m x 3.20m)
Double bedroom with wooden floor and fitted wardrobes.

Bedroom 3

Bedroom 3. (2.61m x 2.17m)
Single bedroom with wooden floor and fitted wardrobe.

Bedroom 4

Converted Attic (3.73m x 3.17m)
Superb, converted attic with wooden floor.
Suitable for many uses.

Bathroom

Family Bathroom. (1.95m x 1.94m)
Fully tiled family Bathroom comprising of bath with shower over, W.C., and w.h.b.



