

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

1 Whitechapel Green  
Clonsilla  
Dublin 15



BER C3

Duffy Auctioneers take great pleasure in presenting to the market 1 Whitechapel Green a magnificent three bed family home located in this mature and popular residential road next to shops and schools. This superb family residence enjoys a most central location on this mature and settled cul de sac just off the Ongar distributor road and only a twenty-minute stroll from Coolmine 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 open plan kitchen/dining room ideal for a growing family.

The bright and spacious accommodation of c 900 Sq. ft. has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, wooden floors in the living room, a fully fitted kitchen with integrated appliances, Porcelain tiling in the kitchen and feature lighting in all rooms. The upstairs accommodation is exceptional boasting three large bedrooms all with wooden floor and a fully fitted family bathroom with bath and shower over. The superb south facing rear garden is private and secure with side access. To the front there is secure off-street parking. This superb location is much sought after due to its proximity to Coolmine 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. Viewing is highly recommended.

**A.M.V. €330,000**

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## Features

Superb three bed family home C 83.65 Sq. mts.  
In Showroom Condition with many extras included in sale.  
Large living room with feature fireplace and wooden floor.  
Open plan kitchen/ dining area with tiled floor.  
Three large Bedrooms all with wooden floor.  
Fully fitted family bathroom with bath and shower over.  
PVC double glazed windows and doors.  
Oil Central Heating  
Superb location on mature cul de sac, within walking distance of shops and schools.  
South facing rear garden with shed.  
Prime residential location overlooking large green.

## Entrance Hall

Entrance Hallway (5.03m x 1.80m)  
With wooden floor and understairs storage.

## Living Room

Living Room (4.27m x 3.52m)  
Stunning living room, feature fireplace and wooden floor.

## Dining Room

With tiled floor

## Kitchen

Kitchen/Dining area (5.23m x 3.64m)  
Fully fitted kitchen with ample wall units and tiled floor.  
Large work surface with integrated appliances.  
Dining area with tiled floor and patio door to landscaped back garden.

## Outside Features

South facing back garden, fully landscaped with side entrance and shed.





### Bedroom 1

Master Bedroom. (3.90m x 3.45m)  
Large double bedroom with fitted wardrobes with wooden floor.

### Bedroom 2

Bedroom 2. (3.53m x 3.25m)  
Large double bedroom with free standing wardrobes and wooden floor.

### Bedroom 3

Bedroom 3. (2.97m x 2.42m)  
Single bedroom with fitted wardrobes and wooden floor.

### Bathroom

Family Bathroom. (2.10m x 1.67m)  
Fully fitted bathroom with fully tiled floor and walls. Bath with shower over, w.c and w.h.b.



