

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

13 Allendale Walk  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market 13 Allendale Walk a magnificent three-bed, three-bath family residence located on this mature and popular residential road next to shops and schools.

This superb family residence enjoys a central location on this mature and settled development just off the Ongar distributor road and only a fifteen-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 open-plan kitchen/dining room ideal for a growing family.

The bright and spacious accommodation of c 1130 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 fitted wardrobes 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 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. Viewing is highly recommended.

**A.M.V. €395,000**

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

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## Features

Superb three bed family home C 105 Sq. mts.  
In excellent Condition with many extras included in sale.  
Stunning living room with feature fireplace and wooden floor

Large open plan kitchen/ dining area with tiled floor.

Utility room off the kitchen with bathroom.

Three large Bedrooms all with built in wardrobes.

Master bedroom with en-suite bathroom.

Fully fitted family bathroom with bath and shower over.

PVC double glazed windows and doors.

Gas fitted Central Heating

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

Stunning south facing rear garden with side entrance.

Prime residential location overlooking large green.

## Entrance Hall

Entrance Hallway (6.02m x 1.78m)

With wooden floor and understairs storage area

## Living Room

Living Room (4.96m x 3.42m)

Stunning living room, feature fireplace and wooden floor.

## Dining Room

With tiled floor and patio doors to garden.

## Kitchen

Kitchen/Dining room (5.34.m x 4.0m)

Fully fitted modern kitchen with ample wall units.

Large work surface with integrated appliances.

## Utility Room

Guest Toilet/Utility room (1.56m x 0.78m)

With tiled floor and extra storage for white goods, w.c and w.h.b..

## Outside Features

South facing back garden.

Off street parking to the front.





### Bedroom 1

Master Bedroom. (3.64m x 3.50m)  
Large double bedroom with fitted wardrobes with wooden floor.

### Ensuite

En-suite. (2.44m x 1.53m)  
With tiled floor, shower cubicle and w.h.b.

### Bedroom 2

Bedroom 2. (4.13m x 3.23m)  
Large double bedroom with built in wardrobes and wooden floor.

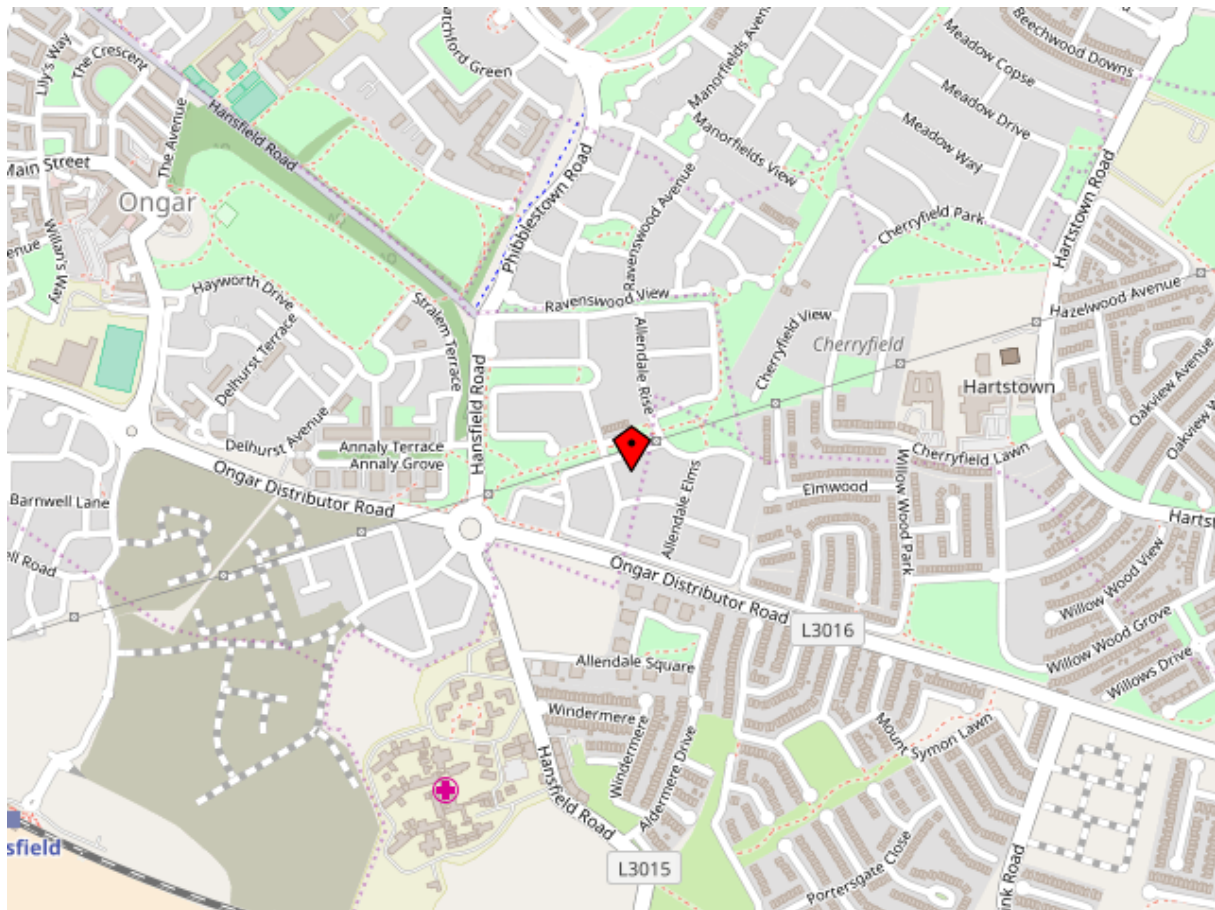
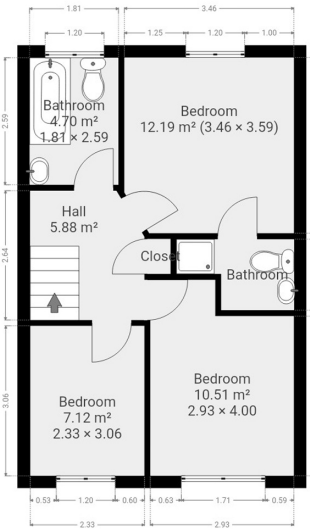
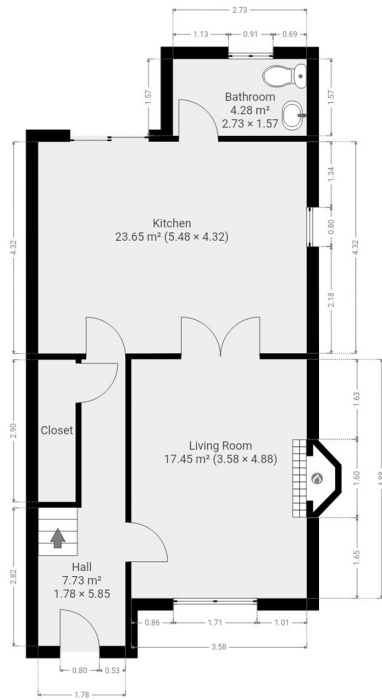
### Bedroom 3

Bedroom 3. (3.09m x 2.19m)  
Single bedroom with fitted wardrobes and wooden floor.

### Bathroom

Family Bathroom. (2.39m x 2.33m)  
Fully fitted bathroom with fully tiled floor and part tiled walls.  
Bath with shower over, w.c and w.h.b.





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