

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

36 Meadow Way  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this utterly charming and conveniently located two-bedroom detached bungalow in Meadow Way Clonsilla. This stylish and contemporary bungalow is beautifully presented throughout having been immaculately cared for by the current owner offering spacious and practical accommodation with superb potential to extend and convert the large attic. This superb property is situated in a mature residential cul de sac just minutes from three schools as well as shopping in the Blanchardstown Centre. Suitable for those looking for a Beautiful Family home within walking distance of shops, schools and frequent public transport to the city centre. Accommodation consists of Entrance porch with tiled floor leading to a hallway with tiled floor, modern fully fitted kitchen/dining room with wooden floor and a stunning living room with feature fireplace and wooden floor. There are two large bedrooms with carpet and wooden floor and newly fitted fully tiled family bathroom with walk in shower. The superb rear garden has a patio area with side entrance.

Situated just minutes from 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. €330,000

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## Features

Beautiful two bed detached bungalow C 80 Sq mts.  
In excellent condition with many extras included in the sale.

Newly Fitted kitchen with wooden floor.  
Dining room with wooden floor and double doors to garden.  
Living room with feature fireplace and wooden floor  
Two large bedrooms with carpet and wooden floor.  
Newly fitted family bathroom with walk in shower.  
Gas central heating.  
Gated driveway with secure off-street parking.  
Large rear garden with side entrance.  
Excellent Location in mature cul de sac close to shops  
schools and public transport

## Entrance Hall

Entrance Porch. ( 4.23m x 1.27m)  
With tiled floor.

Entrance hallway (3.72m x 1.86m)  
With tiled floor

## Living Room

Living room (4.79m x 3.38m)  
Large bright room with wooden floor and feature  
fireplace.

## Dining Room

Dining room (3.12m x 2.90m)  
With wooden floor and patio door to garden.

## Kitchen

Kitchen (4.49m x 4.44m)  
Beautiful newly fitted Kitchen with ample wall and floor  
mounted units.

## Outside Features

Secure off street parking with gated driveway.



### Bedroom 1

Bedroom 1. (3.47m x 2.83m)  
Large double bedroom with carpet floor.

### Bedroom 2

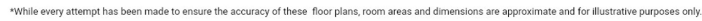
Bedroom 2. (2.83m x 2.31m)  
Single bedroom with wooden floor.

### Bathroom

Family Bathroom. (2.75m x 1.84m)  
Newly Fitted Bathroom comprising of walk in electric shower, W.C. and w.h.b.







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