

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

16 Ashfield Way  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market 16 Ashfield Way a magnificent three-bed detached bungalow located on this mature road next to shops and schools. This superb family residence enjoys a central location on this popular residential road just off Huntstown Way and only a twenty-minute stroll from Blanchardstown Shopping Centre. 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 kitchen/dining room ideal for a growing family.

The bright and spacious accommodation of c 79 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 southeast facing rear garden. There are two double bedrooms, one with fitted wardrobes and a single bedroom with wooden floor and fitted wardrobes. The newly fitted family bathroom is fully tiled with bath and shower over plus a bidet, w.c and w.h..b. The southeast facing rear garden is private and secure with side access. To the front there is secure off-street parking with gates installed. This superb location is much sought after due to its proximity to 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. €379,000**

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## Features

### Features:

Superb three bed detached family home C 79 Sq. mts.  
In excellent Condition with many extras included in the sale.

Wonderful Attic suitable for conversion into two further bedrooms.

Large living room with feature fireplace and wood burning stove.

Fully fitted kitchen/ dining area with wooden floor.

Three large Bedrooms all with carpet and wooden floors.

Newly fitted family bathroom with bath and shower over plus a bidet.

PVC double glazed windows and doors.

Gas Central Heating

Stunning southeast facing rear garden with shed.

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



## Entrance Hall

Entrance Porch (2.69m x 1.42m)  
With wooden floor.

Entrance Hallway (4.60m x 1.23m)  
With wooden floor and alarm control panel

## Living Room

Living Room (4.26m x 3.60m)  
Stunning living room with feature fireplace and wood burning stove.



## Dining Room

Dining area with wooden floor

## Kitchen

Kitchen/Dining room (4.37m x 3.61m)  
Fully fitted kitchen with ample wall units and wooden floor.  
Large work surface with integrated appliances.  
Back door to southeast facing garden.



## Outside Features

Secure off street parking with gated driveway.  
Back garden with deck and side entrance.





### Bedroom 1

Master Bedroom. (4.12m x 3.18m)  
Large double bedroom with fitted wardrobes with carpet floor.

### Bedroom 2

Bedroom 2. (3.15m x 2.90m)  
Double bedroom with wooden floor.

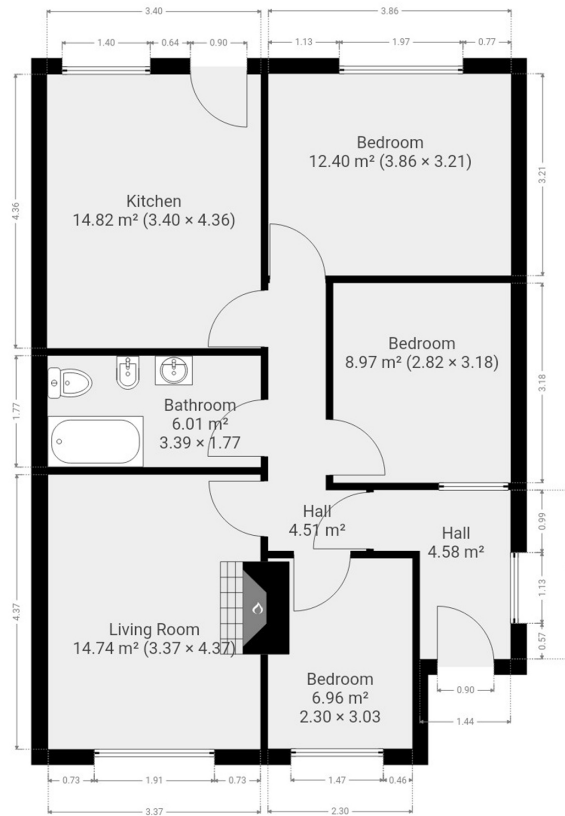
### Bedroom 3

Bedroom 3. (3.86m x 2.94m)  
Single bedroom with fitted wardrobes and wooden floor.

### Bathroom

Family Bathroom. (2.78m x 2.38m)  
Newly fitted family bathroom fully tiled with bath and electric shower over plus a bidet, w.c and w.h.b.





\*While every attempt has been made to ensure the accuracy of these floor plans, room areas and dimensions are approximate and for illustrative purposes only.

