

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

14 Cherryfield Lawn
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market 14 Cherryfield Lawn a magnificent three-bed family residence located on this mature road within walking distance of shops and schools. This superb family residence enjoys a most central location on this popular residential road just off the Ongar Distributor Road and only a twenty-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, upgraded kitchen/dining room ideal for a growing family. The bright and spacious accommodation of c 93. 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 wooden floor, a fully fitted kitchen with integrated appliances and back door to a superb maintenance free rear garden. There are two double bedrooms at ground floor level both with wooden floor. The upstairs accommodation is exceptional boasting a large master bedroom with fitted wardrobes and a newly fitted family bathroom with shower cubicle. The rear garden is private and secure with side access. To the front there is secure off-street parking for two cars. 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. €375,000

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Features

Superb three bed family home C 93 Sq. mts.
In excellent Condition with many extras included in the sale.

Large living room with feature fireplace and wooden floor

Fully fitted kitchen/ dining area with tiled floor.

Three double Bedrooms, two with fitted wardrobes.

Newly fitted family bathroom, fully tiled with shower cubicle.

PVC double glazed windows and doors.

Gas Central Heating

Maintenance free rear garden with shed.

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

Entrance Hall

Entrance Hallway (4.32m x 1.16m)

With wooden floor and alarm control panel

Living Room

Living Room (4.75m x 3.37m)

Stunning living room, feature fireplace and wooden floor.

Dining Room

With Tiled floor

Kitchen

Kitchen/Dining room (4.m x 3.32m)

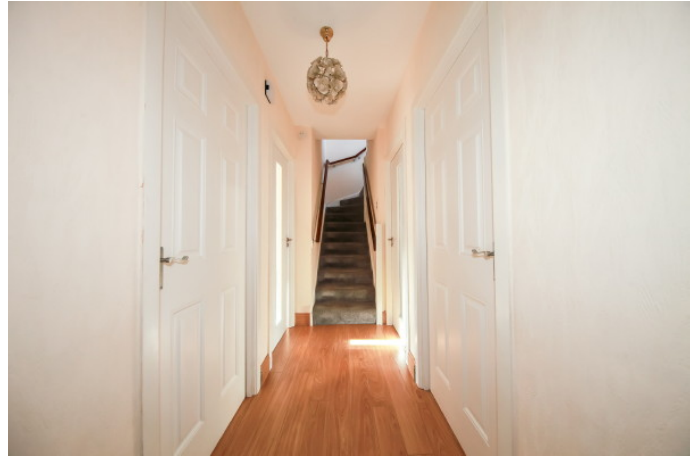
Fully fitted kitchen with ample wall units and tiled floor.

Large work surface with integrated appliances.

Back door to garden with shed.

Outside Features

Secure off street parking for two cars.



Bedroom 1

Master Bedroom. (4.92m x 3.43m)
Large double bedroom with fitted wardrobes with carpet floor.

Bedroom 2

Bedroom 2. (3.80m x 2.94m)
Large double bedroom with fitted wardrobes and wooden floor.

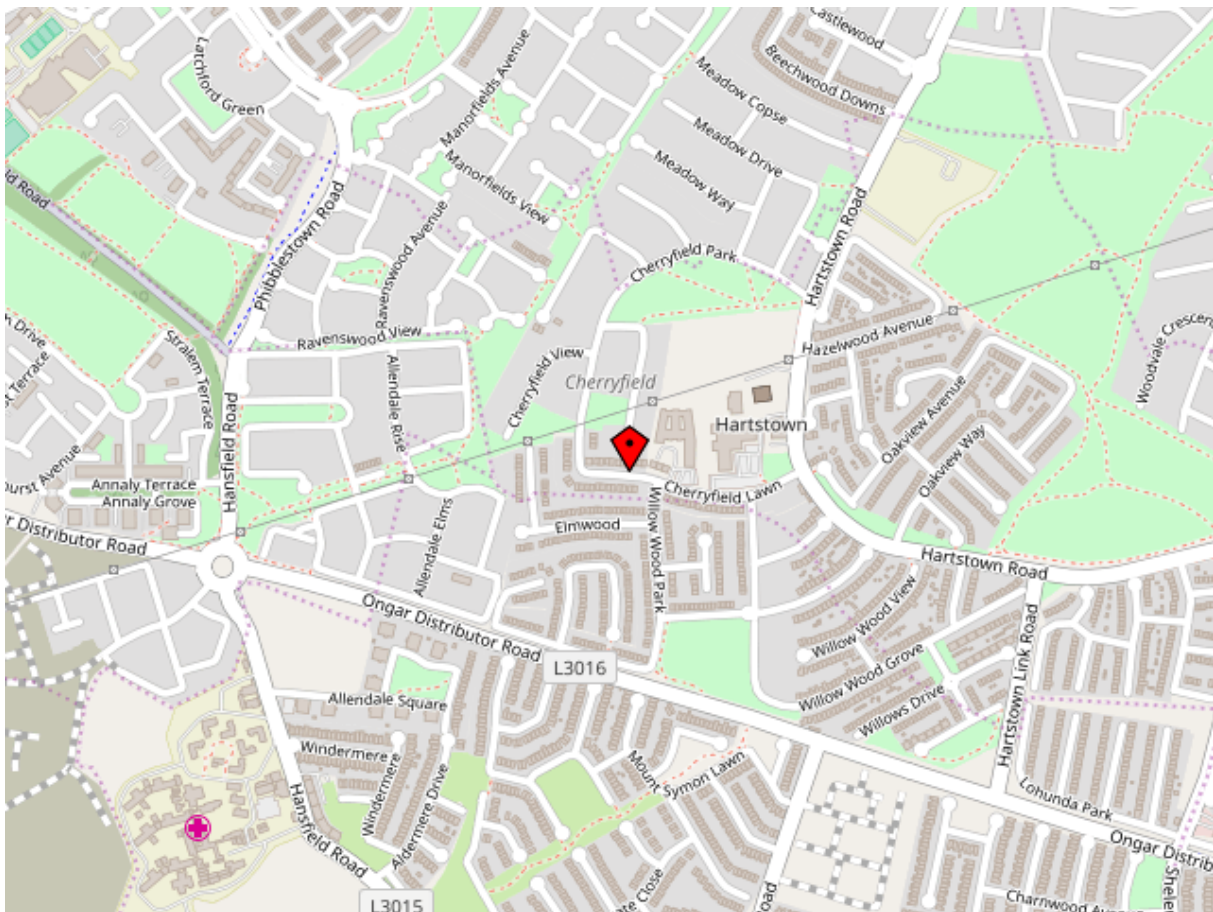
Bedroom 3

Bedroom 3. (3.86m x 2.94m)
Double bedroom with wooden floor.

Bathroom

Family Bathroom. (2.92m x 2.02m)
Newly fitted bathroom fully tiled with shower cubicle, w.c and w.h.b.





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