

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

15 Hazelwood Avenue  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this truly magnificent, three bed semi-detached family home superbly located on a mature cul de sac development in this highly desirable location just off the Ongar Distributor Road and only a short stroll to Shops and schools. Presented in walk in condition and finished to a high standard throughout this stunning property enjoys spacious accommodation benefitting from plenty of natural light and surrounded by landscaped gardens. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1022 sq. ft. This superb location is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre and The M50/N3 Motorway. Accommodation briefly comprises of entrance hall with tiled floor, stunning living room with Feature fireplace and wooden floor, separate dining room with wooden floor, a large fully fitted kitchen/dining area with tiled floor. To the rear you have a wonderful back garden with metal garden shed. The upstairs accommodation is exceptional boasting three large bedrooms and a newly fitted family bathroom with shower cubicle. Outside: Driveway with off street parking. The rear garden is private and secure with a large side entrance. Excellent property and well worth a view

**A.M.V. €395,000**

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## Features

Beautiful three bed family home (C 1022 Sq. Ft.)  
In Showroom condition with many extras incl in sale  
Wonderful living room with feature fireplace and wooden floor.  
Fully fitted kitchen with tiled floor, all appliances included in the sale.  
Separate dining room with wooden floor.  
Three large bedrooms, two with built in wardrobes.  
Extensive rear garden with metal shed.  
Gas fired central heating.  
Newly fitted Double glazed windows and Door.  
Multiple telephone and TV points.  
Excellent off-street parking for two cars.  
Prime residential location next to a large green.

## Entrance Hall

Entrance Hallway  
4.71m x 1.80m

With tiled floor and under stairs storage.

## Living Room

Living Room  
4.40m x 3.54m

Bright stunning room with wooden floor and Feature fireplace.

## Dining Room

Dining Room  
3.57m x 3.m

Large open plan dining room with wooden floor.

## Kitchen

Kitchen/Dining area  
6.55m x 2.50m

Modern fully fitted kitchen with tiled floors and splash back.  
Dining area with tiled floor.

## Outside Features

Large back garden with metal shed.  
Secure off street parking for two cars.



### Bedroom 1

Master Bedroom.

3.84m x 2.80m

Bright and spacious double bedroom with built in wardrobes, shower cubicle and wooden floor.

### Bedroom 2

Bedroom 2.

2.59m x 2.55m

Large double bedroom with fitted wardrobes and wooden floor.

### Bedroom 3

Bedroom 3.

2.57m x 2.55m

Single bedroom with carpet floor.

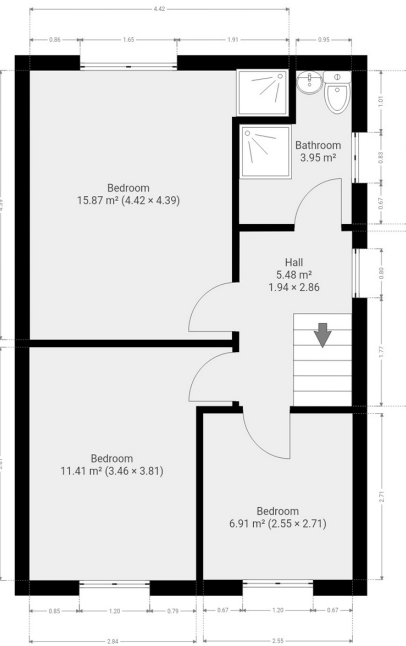
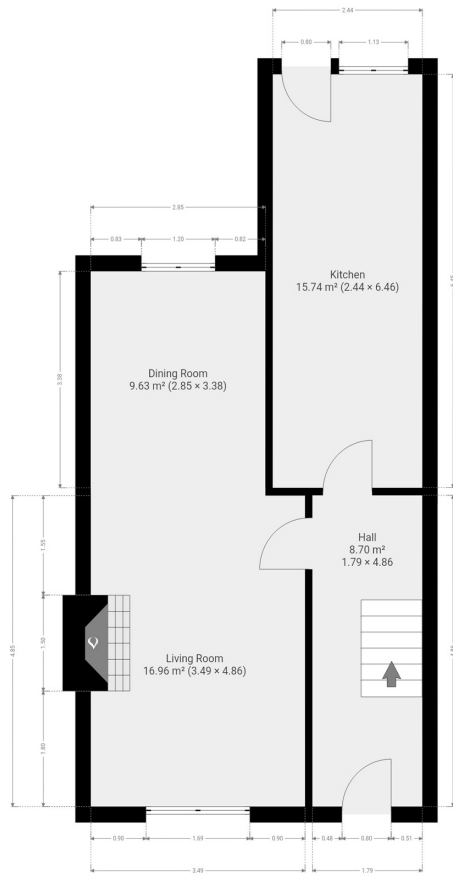
### Bathroom

Family Bathroom

2.45m x 1.98m

Fully tiled bathroom with shower cubicle, 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.

