

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

4 Woodvale Avenue
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent three bed family home strategically located in the popular residential area of Woodvale Avenue Clonsilla. This is a superbly located and well positioned family home situated on a large site on a mature and popular cul-de-sac within ten minutes walking distance of Shops, schools and the Blanchardstown Shopping centre.

Accommodation consists of entrance hallway with tiled floor and under stairs storage. Superb bright and spacious kitchen/dining room with fitted kitchen and tiled floor that opens onto a large living room with feature fireplace and tiled floor.

Upstairs off the landing there are three superb bedrooms all with fitted wardrobes and a fully fitted family bathroom with bath and shower over.

Outside the property is further enhanced by a superb rear garden with large side entrance plus a garden shed. There is a paved driveway with off street parking for two cars.

Situated just minutes from the Blanchardstown Shopping centre, 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. €375,000

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

DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. PSRA no. 001325. M.I.P.A.V.

Features

Superb three-bed family home with large back garden. In excellent condition with many extras included in the sale. Three large bedrooms all with fitted wardrobes and wooden floor.

Wonderful living room with tiled floor and feature fireplace. Modern bright and spacious fitted kitchen/dining room with tiled floor.

Fully tiled family bathroom with bath and shower over Gas fired central heating.
Triple-glazed windows.

Large back garden with shed.

Excellent off-street parking.

Prime residential location within walking distance of shops and schools.

Entrance Hall

Entrance hallway (4.20m x 1.76m)

Entrance hallway with tiled floor and under stairs storage.

Living Room

Living room (4.62m x 3.06m)

Large open plan room with feature fireplace and tiled floor.

Dining Room

With tiled floor and patio door to garden

Kitchen

Kitchen/Dining Room (4.88m x 3.33m)

Superb fully fitted Kitchen with tiled floor, ample wall and floor mounted units. Back door to garden with side entrance and shed.

Outside Features

Secure off street parking for two cars.

Large back garden with deck area and shed.



Bedroom 1

Bedroom 1. (4.06m x 2.74m)
Large double bedroom with wooden floor and fitted wardrobe.

Bedroom 2

Bedroom 2. (4.20m x 3.m)
Double bedroom with wooden floor and fitted wardrobe.

Bedroom 3

Bedroom 3. (2.53m x 2.08m)
Single bedroom with carpet floor and fitted wardrobe.

Bathroom

Family Bathroom. (2.42m x 1.88m)
Fully tiled family Bathroom comprising of bath with shower over, W.C., and w.h.b.



