

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

20 The Rise Hunters Run.  
Clonee  
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 in this highly desirable location just off littlepace road and 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 south facing landscaped gardens. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1065 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 carpet floor and guest toilet, 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 south facing back garden with garden shed. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a fully fitted family bathroom with bath and shower over. 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 1065 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 in sale.

Separate dining room with wooden floor.

Three large bedrooms with master en-suite.

Extensive south facing rear garden with shed.

Fitted wardrobes in all bedrooms

Newly fitted Gas fired central heating.

Double glazed windows.

Security Alarm system.

Excellent off-street parking for two cars.

Prime residential location on mature cul de sac.

## Entrance Hall

Entrance Hallway

4.65m x 1.79m

With carpet floor with alarm control panel.

Guest Toilet

1.65m x 0.80m

Guest w.c with lino floor and window

## Living Room

Living Room

5.75m x 3.41m

Bright stunning room with wooden floor and Feature fireplace.

## Dining Room

Dining Room

3.90m x 2.76m

Wooden floor with patio door to the south facing landscaped back garden with deck area and shed.

## Kitchen

Kitchen/Dining area

5.70m x 2.45m

Modern fully fitted kitchen with tiled floors and splash back.

Dining area with tiled floor.

## Outside Features

South facing back garden with shed and deck area.



### Bedroom 1

Master Bedroom.

3.73m x 3.49m

Bright and spacious double bedroom with built in wardrobes and wooden floor

### Ensuite

En-Suite

2.05m x 1.22m

With lino floor, shower cubicle, w.c. and w.h.b.

### Bedroom 2

Bedroom 2.

3.91m x 2.86m

Large double bedroom with fitted wardrobes and wooden floor.

### Bedroom 3

Bedroom 3.

2.72m x 2.28m

Single bedroom with fitted wardrobes and wooden floor

### Bathroom

Family Bathroom

2.30m x 1.78m

Fully fitted bathroom, bath with shower over, w.c. and w.h.b



