

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

8 Rosedale Close  
Clonee  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning recently renovated two bed own door apartment in the gated community of Rosedale one of the most sought-after developments in Clonee Dublin 15. This stunning residence enjoys a most central location in this quality-built development just off Phibblestown road and only a few minutes stroll from Shops and schools. Meticulously maintained and recently upgraded by the present owner, this fine family home is beautifully presented and enjoys an enviable position in this quality-built development overlooking a large green.

Accommodation briefly consists of entrance hallway with oak light floor and storage area, stunning newly fitted kitchen/dining room with oak light floor and a large Living room with feature fireplace and oak flooring. There are two double bedrooms both with fitted wardrobes plus a newly fitted family bathroom that consists of a full wet room with shower cubicle. This excellent location is much sought after due to its close proximity to local shops and schools, the M50/N3 motorways and the Blanchardstown Shopping Centre. Viewing is highly recommended.

**A.M.V. €285,000**

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## Features

Stunning recently renovated own door two bed apartment.  
Being sold fully furnished and in showroom condition  
Excellent location next to a large green.  
Two double bedrooms both with wooden floor and fitted wardrobes.  
Large living room with oak floor and feature fireplace.  
Newly fitted kitchen with all appliances incl in sale.  
Newly fitted bathroom, fully tiled wet room with shower cubicle.  
Newly fitted gas boiler and radiators.  
Double Glazing Throughout  
Intercom System  
Superb location within walking distance of shops and schools.  
Management Fee EUR1100.

## Entrance Hall

Entrance Hall  
(2.24m x 1.74m)

Entrance hallway with oak light wooden floor and storage area

## Living Room

Living room.  
(5.45m x 3.71m)

Stunning light filled room with oak light floor and feature fireplace with black marble surround.

## Dining Room

With wooden floor and patio door to the rear.

## Kitchen

Kitchen/Dining area.  
(4.43m x 3.63m)

Newly fitted kitchen with oak light wooden floor and tiled splash back, oven and hob, extractor fan, and fridge / freezer.

Open plan dining area with wooden floor and patio doors.

## Outside Features

Overlooking large green in prime gated community.





### Bedroom 1

Master Bedroom

(4.50m x 2.79m)

Large double bedroom with wooden floor and fitted wardrobes. TV point and double sockets and upvc window.

### Bedroom 2

Bedroom 2.

(3.48m x 3.43m)

Double bedroom with fitted wardrobes and wooden floor, double sockets and upvc window.

### Bathroom

Bathroom

(3.58m x 1.79m)

Newly fitted family bathroom consisting of full wet room with shower cubicle, fully tiled with extractor fan, and w.c. w.h.b.



