

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

100 Rusheeny Court  
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 in this highly desirable location just off Ongar 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 landscaped gardens. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 947 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 and guest toilet, stunning living room with Feature fireplace and solid oak floor, separate dining room with solid oak floor, a large fully fitted kitchen with tiled floor. To the rear you have a wonderful west facing back garden with side entrance. 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 west facing rear garden is private and secure with a gated side entrance. Excellent family home and well worth a view

A.M.V. €395,000

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## Features

Beautiful three bed Semi Detached family home (C 947 Sq. Ft.)

In Showroom condition with many extras incl in sale  
Wonderful living room with feature fireplace and solid oak floor.

Fully fitted kitchen/dining room with solid oak floor, all appliances included in sale.

Three large bedrooms with master en-suite.

Extensive west facing rear garden.

Fitted wardrobes in double bedrooms

Newly fitted Gas fired central heating.

Double glazed windows.

Security Alarm system.

Multiple telephone and TV points.

Excellent off-street parking.

Prime residential location on mature cul de sac.

Within walking distance of Shops and schools.



## Entrance Hall

Entrance Hallway

4.94m x 1.79m

With tiled floor with alarm control panel.

Guest Toilet

1.82m x 0.82m

Guest toilet with tiled floor and window



## Living Room

Living Room

5.23m x 3.47m

Bright stunning room with solid oak floor and Feature fireplace with stove.



## Dining Room

Dining area

With solid oak floor with patio door to the west facing landscaped back garden.

## Kitchen

Kitchen/Dining area

5.33m x 3.47m

Modern fully fitted kitchen with tiled floors and splash back.

## Outside Features

Stunning west facing rear garden with shed.





### Bedroom 1

Master Bedroom.

3.51m x 3.19m

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

### Ensuite

En-Suite

2.16m x 1.57m

With wooden floor, shower cubicle with w.c. and w.h.b.

### Bedroom 2

Bedroom 2.

3.48m x 2.98m

Large double bedroom with fitted wardrobes and wooden floor.

### Bedroom 3

Bedroom 3.

2.68m x 2.29m

Single bedroom with wooden floor

### Bathroom

Family Bathroom

2.07m x 1.69m

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



