

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

45 Fortlawn Park
Clonsilla
Dublin 15



Rarely does the opportunity arise to acquire such a unique and attractive property as No 45 Fortlawn Park, Clonsilla Dublin 15. This is a superbly located and well positioned three bed mid terraced family home situated on a mature cul de sac within walking distance of local shops and schools.

This unique family home has been recently upgraded and decorated with taste and flair throughout and boasts bright and spacious accommodation of c 86sq Mts. Accommodation briefly comprises of entrance hallway with wooden floor, stunning living room with wooden floor and a newly fitted kitchen/dining area with patio doors to the landscaped back garden with fully fitted garden shed. Upstairs off the landing there are two double bedrooms with carpet floor and a single bedroom with wooden floor. Next door you have a wonderful newly fitted family bathroom with shower cubicle. This excellent location is much sought after due to its close proximity to The Blanchardstown Shopping Centre and the M50/N3 motorways. Terrific opportunity to acquire a stunning family home in an excellent location within walking distance of all major amenities. Viewing is highly recommended.

A.M.V. €340,000

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 C. 925 Sq. ft.
In showroom condition with many extras incl in sale.
Stunning living room with wooden floor.
Three large bedrooms two with fitted wardrobes.
Newly fitted kitchen with wooden floor.
Large back garden with fully fitted block built shed.
Newly fitted family bathroom.
Wooden floors in hallway and living room.
Within walking distance of the Blanchardstown shopping centre.

Entrance Hall

Entrance Hall (4.64m x 1.78m)
Entrance hallway with wooden floor.

Living Room

Living room. (4.69m x 3.26m)
Stunning living room with wooden floor.

Dining Room

With wooden floor

Kitchen

Kitchen. /Dining area
(5.20m x 3.22m)

Fully fitted kitchen with tiled splash back, stainless steel sink and cooker, extractor fan and tiled floor.
Dining area with wooden floor and patio door to the back garden with fully fitted block built shed.

Outside Features

Stunning back garden with block built shed, fully fitted.



Bedroom 1

Master Bedroom

(4.26m x 2.84m)

Large double bedroom with fitted wardrobes and carpet floor.

Bedroom 2

Bedroom 2.

(3.52m x 3.17m)

Double bedroom with wooden floor and free standing wardrobes.

Bedroom 3

Bedroom 3.

(2.94m x 2.91m)

Single bedroom with fitted wardrobe and wooden floor.

Bathroom

Family Bathroom

(2.06m x 1.78m)

Newly fitted family bathroom with shower cubicle, w.c. w.h.b.



