DUFFY AUCTIONEERS

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

For Sale By Private Treaty

3 Castlegrange Lawn
Clonsilla
Dublin 15



Ideally positioned within this quality-built development and situated in a highly desirable location number 3 Castlegrange Lawn is a bright and spacious A Rated three-bedroom family home with converted attic extending to 136.2 sq m (1466 sq ft) It is evident on entering this fine family home has been lovingly maintained over the years and it is presented in impeccable condition throughout offering impressive accommodation with bright well-proportioned interiors. Number 3 is excellently located on this mature road overlooking a large green and within walking distance of Clonsilla train station, shops and the vital N3 & M50 road networks. Accommodation briefly consists of entrance hallway with guest toilet, stunning Living room with feature fireplace and wooden floor next to a superb kitchen/ dining room with porcelain tiled floor and patio doors to the landscaped west facing garden. Off the kitchen you have a fully fitted utility room with tiled floor and extra fitted units, ideal for a growing family. Upstairs off the landing there are three generously proportioned bedrooms with master en-suite and a fully fitted family bathroom with bath and separate shower plus a wonderful, converted attic with wooden floor suitable for many uses. Outside the property is further enhanced by a large rear garden enjoying a westerly orientation and most importantly not overlooked. There is off street parking. Situated just minutes from all amenities such as the Blanchardstown Shopping Centre, the 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. €495,000

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

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Features

Beautiful A Rated three bed family home with converted attic.
In showroom condition with many extras included in the sale.
Located on a mature road overlooking a large green.
Bright and spacious living room with log effect feature fireplace and wooden floor.
Three large bedrooms with master ensuite.
Fully tiled family bathroom with bath and separate shower cubicle.
Built in wardrobes in all bedrooms.
Superb Kitchen/dining room with porcelain tiled floor and patio doors to garden.
Utility room off kitchen with extra storage.
Fully landscaped west facing garden with patio area.
Double Glazed windows and doors.
Gas Fired Central Heating.
Secure off-street parking.
Excellent Location close to shops schools and Clonsilla

Entrance Hall

Entrance hallway (6.25m x 1.12m)
Entrance hallway with guest toilet and tiled floor.

Guest toilet (1.59m x 1.54m)
With tiled floor, w.c and w.h.b.

Living Room

Living room (4.83m x 3.82m)
Large bright room with wooden floor and feature log fireplace.

Kitchen

Kitchen/Dining area. (5.72m x 5.03m)
Modern fully fitted Kitchen with extra wall and floor mounted units. All built in appliances included in sale.
Dining area with porcelain tiled floor and patio doors to garden.

Utility Room

Utility Room (2.21m x 2.m)
With tiled floor, extra storage, and white goods.

Outside Features

Stunning fully landscaped back garden with patio area and shed.









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Bedroom 1

Bedroom 1. (4.13m x 3.62m)
Large double bedroom with fitted wardrobes, and carpet flooring.

Ensuite

Ensuite (2.78m x 1.34m)
Fully tiled with shower cubicle, w.c, and w.h.b.

Bedroom 2

Bedroom 2. (3.30m x 2.64m)
Large double bedroom with built in wardrobe and carpet floor.

Bedroom 3

Bedroom 3. (3.27m x 2.11m)
Single Bedroom with fitted wardrobe and wooden floor.

Bathroom

Family Bathroom. (2.18m x 1.90m)
Fully Fitted Bathroom comprising bath with separate shower cubicle, W.C., and w.h.b.



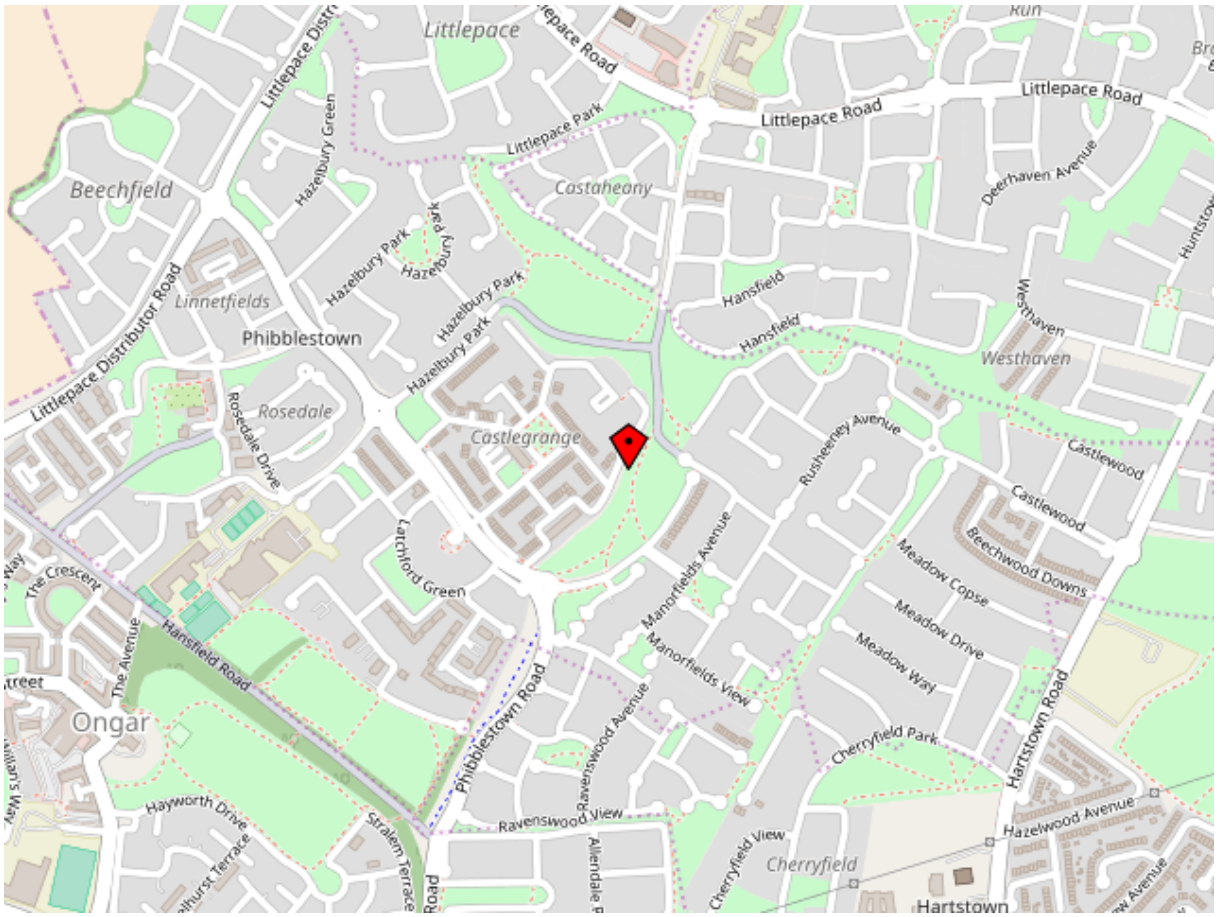






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