

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

61 Latchford Square
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 61 Latchford Square Clonsilla, a stunning three-bedroom family home strategically located at the end of a mature cul de sac and within walking distance of schools and shops. This unique family home has been meticulously maintained by its present house-proud owners offering a turnkey solution to any discerning purchaser. Accommodation briefly comprises of entrance hallway with wooden floor and guest toilet, large living room with feature fireplace and wooden floor, a fully fitted kitchen/dining room with wooden floor and patio doors to the stunning south facing back garden with deck and garden shed. The upstairs accommodation is exceptional boasting three large bedrooms plus a fully fitted family bathroom with bath and shower over. This excellent location is only minutes away from all local amenities and services including The Blanchardstown Shopping Centre, the M50/N3 Motorway, and a host of local amenities such as schools and frequent public transport to the city centre. This property must be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

A.M.V. €435,000

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 94 Sq. mts.
In excellent condition with many extras included in sale.
Stunning living room with feature fireplace and wooden floor
Large open plan kitchen/ dining area with wooden floor.
Three large Bedrooms all with master en-suite.
Fully fitted family bathroom with bath and shower over.
PVC double glazed windows and doors.
Gas fitted Central Heating
Superb location on mature cul de sac, within walking distance of shops and schools.
Large fully landscaped south facing rear garden with deck and garden shed.
Prime residential location close to shops and schools.

Entrance Hall

Entrance Hallway (5. m x 1.18m)
With wooden floor.

Guest Toilet (1.69m x 1.46m)
With tiled floor, w.c and w.h.b.

Living Room

Living Room (4.95m x 3.41m)
Stunning living room, feature fireplace and wooden floor.

Dining Room

With wooden floor

Kitchen

Kitchen/Dining room (5.24m x 4.60m)
Fully fitted kitchen with ample wall units and tiled floor.
Large work surface with integrated appliances.
Dining area with wooden floor and patio doors to the landscaped south facing back garden with deck area.

Outside Features

Large south facing back garden with deck and garden shed to the side.



Bedroom 1

Master Bedroom. (3.27m x 3.17m)

Large double bedroom with fitted wardrobes with carpet floor

Ensuite

En-Suite (2.03m x 1.63m)

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

Bedroom 2

Bedroom 2. (4.23m x 2.47m)

Large double bedroom with fitted wardrobes and wooden floor.

Bedroom 3

Bedroom 3. (2.16m x 2.13m)

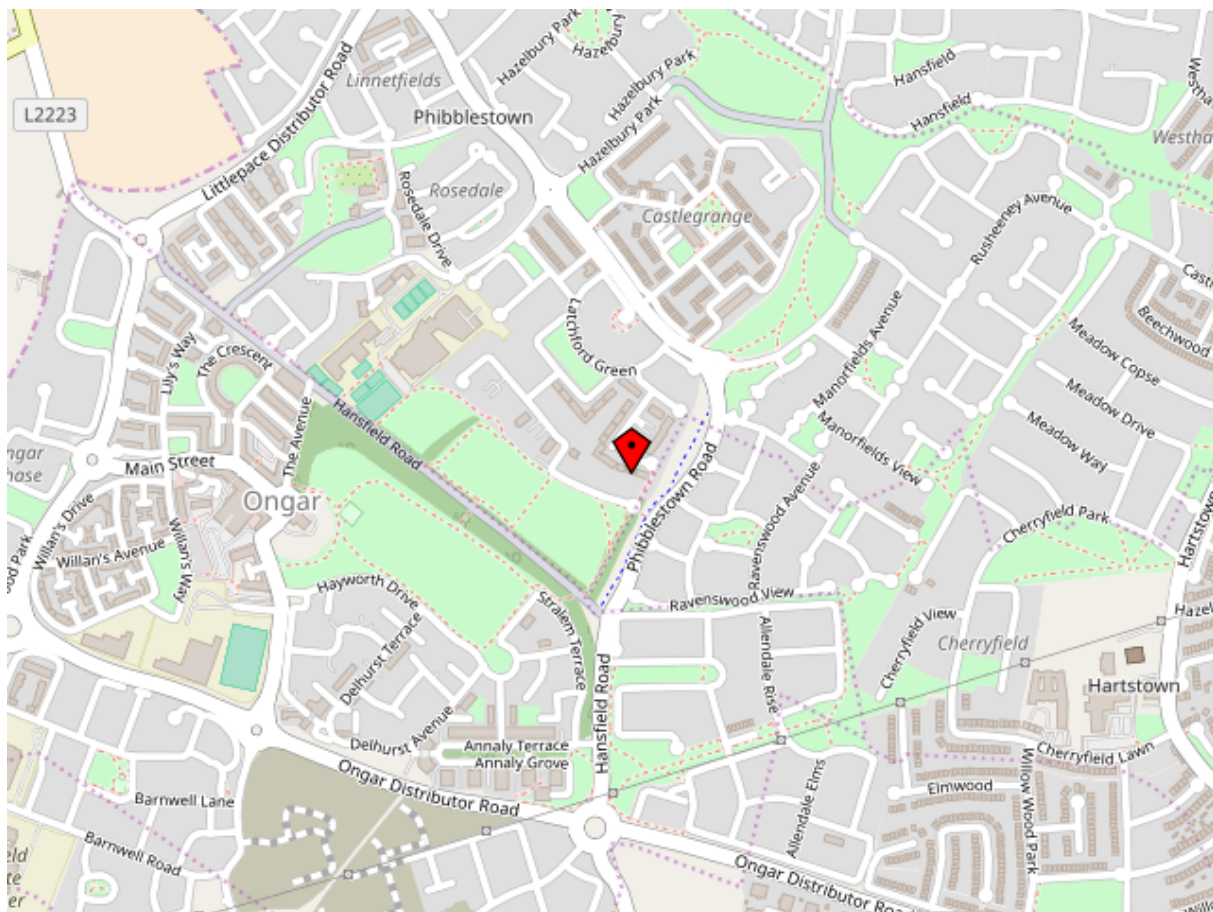
Single bedroom with wooden floor and fitted wardrobes..

Bathroom

Family Bathroom. (1.87m x 1.73m)

Fully fitted bathroom with fully tiled floor and walls. Bath with shower over, w.c and w.h.b.





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