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

For Sale By Private Treaty

41 Castaheany
Clonee
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 littlepace 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 a south facing landscaped back garden. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1022 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 wooden floor, a large fully fitted kitchen/dining area with tiled floor and a utility room with tiled floor and extra storage for white goods. To the rear you have a wonderful south facing back garden with garden shed and 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 south facing rear garden is private and secure with a gated side entrance. Excellent family home and well worth a view

A.M.V. €455,000

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

Beautiful three bed Semi Detached family home (C.1022 Sq. Ft.)
In Showroom condition with many extras incl in sale
Wonderful living room with feature fireplace and wooden floor.
Fully fitted kitchen/dining room with tiled floor, all appliances included in sale.
Three large bedrooms with master en-suite.
Extensive south facing rear garden with shed.
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
3.98m x 1.32m
With tiled floor with alarm control panel.

Guest Toilet
1.74m x 0.83m
Guest toilet with tiled floor and window



Living Room

Living Room
5.56m x 4.53m
Bright stunning room with bay window and wooden floor with Feature fireplace.

Dining Room

With tiled floor



Kitchen

Kitchen/Dining area
5.33m x 3.47m
Modern fully fitted kitchen with tiled floors and splash back, utility room with tiled floor and extra storage and whit goods. Patio door to south facing rear garden with patio and garden shed.

Utility Room

Utility Room (1.64m x 0.93M)
With tiled floor and extra storage.



Outside Features

Superb south facing back garden with patio area and garden shed.

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Bedroom 1
Bedroom 2.
3.93m x 3.49m
Large double bedroom with fitted wardrobes and wooden floor.

Ensuite
En-Suite
1.90m x 1.68m
With tiled floor, shower cubicle with w.c. and w.h.b.

Bedroom 2
Bedroom 2.
3.93m x 3.49m
Large double bedroom with fitted wardrobes and wooden floor.

Bedroom 3
Bedroom 3.
2.90m x 2.32m
Single bedroom with wooden floor

Bathroom
Family Bathroom
2.25m x 2.02m
Fully fitted bathroom with tiled floor, bath with shower over, w.c, and w.h.b.





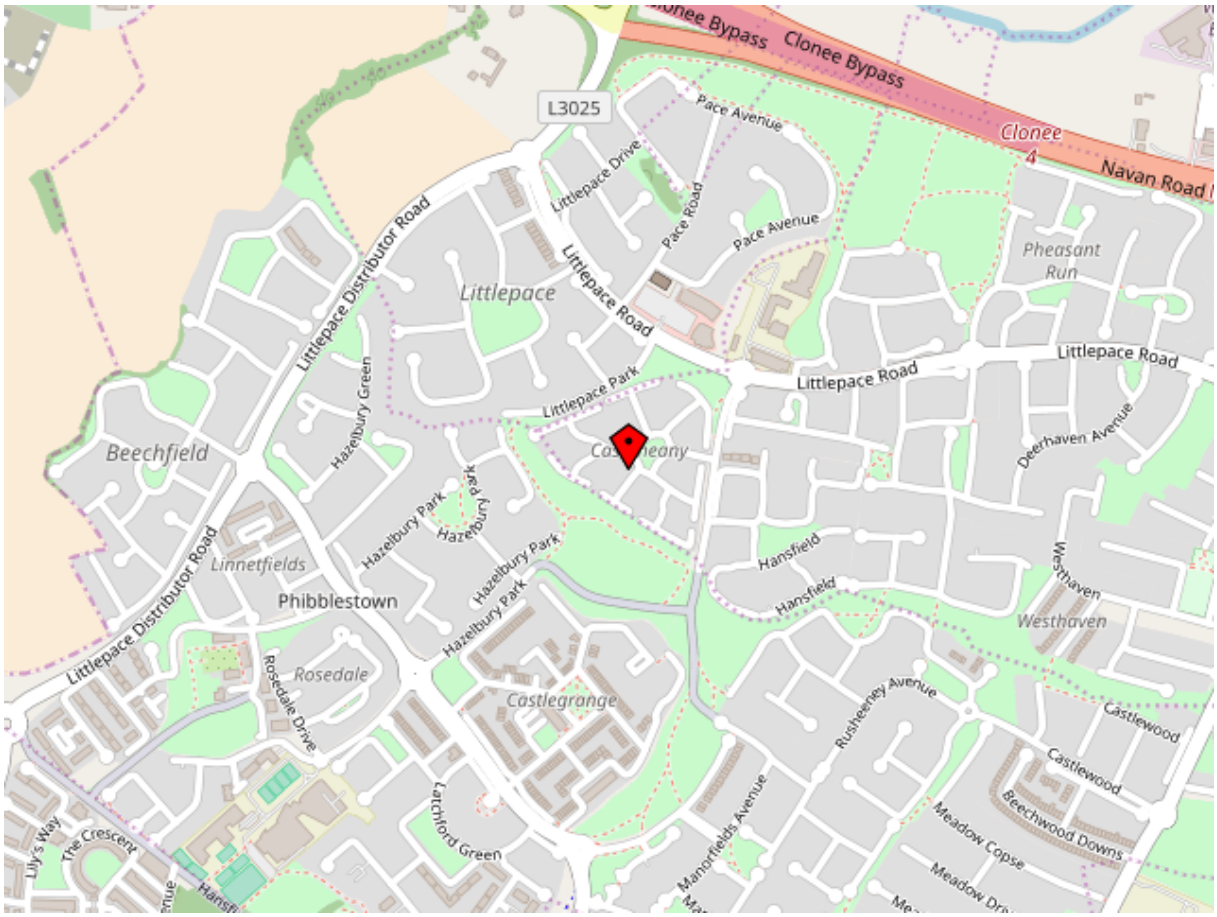




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