

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

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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.

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.



