

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

29 Beechfield Way  
Clonee  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 29 Beechfield Way Clonee, a stunning two-bedroom family home strategically located in a mature cul de sac development within walking distance of Shops and schools. This superb residence enjoys a most central location in this mature and settled cul-de-sac development just off Phibblestown road and only a few minutes stroll from schools, shops and many local amenities. Well-proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. On entering the property, one is immediately struck by the stunning open plan kitchen/dining room overlooking the south facing back garden ideal for a growing family. The bright and spacious accommodation of c 800 Sq. ft has been recently upgraded and boasts an array of special features to include wooden floor in the living room, newly fitted kitchen with wooden floor and feature lighting in all rooms. The upstairs accommodation is exceptional boasting two double bedrooms both with fitted wardrobes and a fully fitted family bathroom with bath and shower over. Outside the property is further enhanced by a private and secure south facing rear garden that is fully landscaped with a garden shed. To the front there is a secure parking. This superb location is much sought after due to its close proximity to the Blanchardstown Shopping centre and the M50/N3 motorway. Viewing is highly recommended.

A.M.V. €325,000

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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

Stunning two bed family home.  
Recently upgraded and In Showroom Condition with many extras included in sale.  
Large living room with feature fireplace and wooden floor.  
Superb newly fitted kitchen with wooden floor.  
Large dining area with wooden floor and patio doors to the south facing back garden.  
Two large double Bedrooms both with fitted wardrobes.  
Fully fitted family bathroom with bath and shower over.  
Security alarm system with panic button.  
Fully landscaped South Facing Rear Garden with garden shed.  
Superb location on mature cul-de-sac next to a large green area

## Entrance Hall

Entrance porch  
With tiled flooring. (1.10m x 0.77m)

## Living Room

Living Room (5.47m x 3.74m)  
Stunning living room with feature fireplace and wooden floor.

## Dining Room

With wooden floor and patio door leading to south facing rear garden.

## Kitchen

Kitchen/ dining room (5.34m x 3.74m)  
Superb newly fitted open-plan fitted kitchen with ample wall and floor units. Wooden floor and tiled splashback.  
Dining area with wooden floor and patio doors to the south facing back garden

## Outside Features

South facing rear garden with shed.





### Bedroom 1

Bedroom 1: Master Bedroom. (3.74m x 3.29m)  
Large double bedroom with fitted wardrobes with carpet floor.

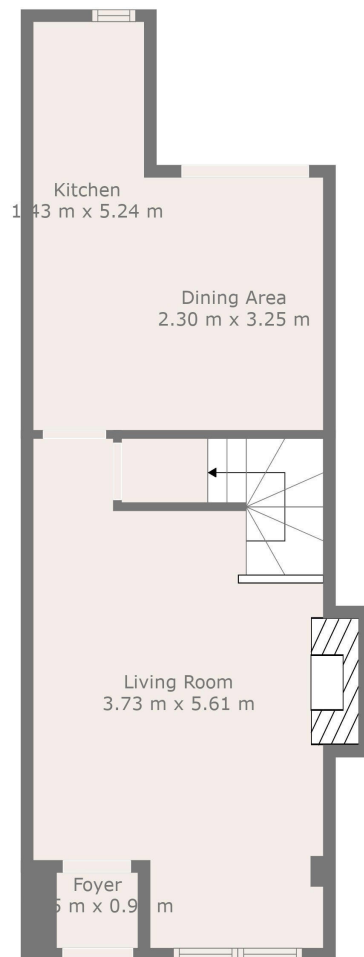
### Bedroom 2

Bedroom 2: Bedroom 2. (3.76m x 3.46m)  
Large double bedroom with built in wardrobes and carpet floor.

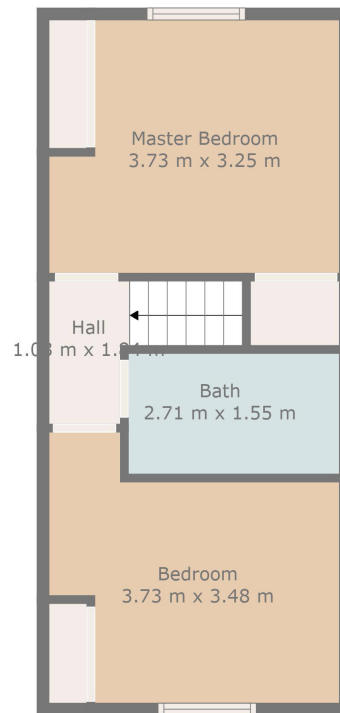
### Bathroom

Bathroom: Family Bathroom. (2.73m x 1.54m)  
Fully fitted bathroom with tiled floor and part tiled walls.  
Bath with shower over, w.c and w.h.b.





Floor 1



Floor 2

