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

For Sale By Private Treaty

14 Woodvale Crescent
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this superb three bed family home strategically located in the popular residential area of Woodvale Clonsilla.This is a superbly located and well positioned family home situated on a large site on a mature and popular cul-de-sac within ten minutes walking distance of Shops, schools and the Blanchardstown Shopping centre.
Accommodation consists of entrance hallway with tiled floor and under stairs storage. Superb bright and spacious kitchen/dining room with fitted kitchen and tiled floor that opens onto a large living room with feature fireplace and wooden floor.
Upstairs off the landing there are three large bedrooms two with fitted wardrobes and a fully fitted family bathroom with bath and shower over.
Outside the property is further enhanced by a superb fully paved garden with large side entrance plus a garden shed that is fully insulated with power. There is a paved driveway with off street parking for two cars.
Situated just minutes from the Blanchardstown Shopping centre, 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. €355,000

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Features

Superb three-bed family home with paved back garden with shed.
In excellent condition with many extras included in the sale
Three large bedrooms two with fitted wardrobes and wooden floor.
Wonderful living room with tiled floor and feature fireplace.
Modern bright and spacious fitted kitchen/dining room with tiled floor.
Fully tiled family bathroom with bath and shower over
Gas fired central heating.
Double-glazed windows.
Large back garden with shed.
Excellent off-street parking.
Prime residential location within walking distance of shops and schools.

Entrance Hall

Entrance hallway (4.12m x 1.85m)
Entrance hallway with tiled floor and under stairs storage.

Living Room

Living room (5.m x 3.56m)
Stunning open plan room with feature fireplace and wooden floor.

Dining Room

With tiled floor and patio door to garden

Kitchen

Kitchen/Dining Room (4.88m x 3.33m)
Superb fully fitted Kitchen with tiled floor, ample wall and floor mounted units. Back door to paved garden with side entrance and block built shed with power.

Outside Features

Paved front area with off street parking.
Rear garden fully paved with block built shed with power.









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Bedroom 1

Bedroom 1. (3.93m x 3.02m)
Large double bedroom with wooden floor and fitted wardrobe.

Bedroom 2

Bedroom 2. (4.20m x 2.79m)
Double bedroom with carpet floor and fitted wardrobe.

Bedroom 3

Bedroom 3. (2.59m x 2.08m)
Single bedroom with wooden floor.

Bathroom

Family Bathroom. (2.42m x 1.91m)
Fully tiled family Bathroom comprising of bath with shower over, W.C., and w.h.b.



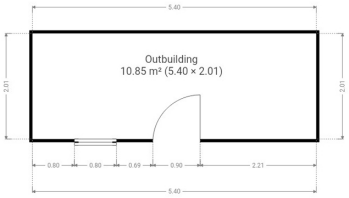


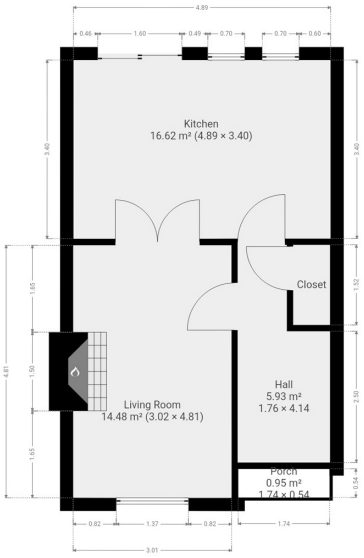


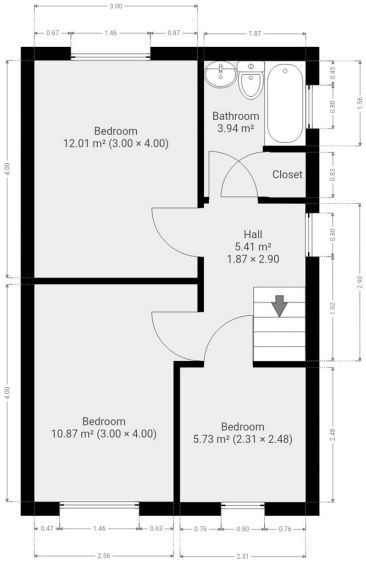


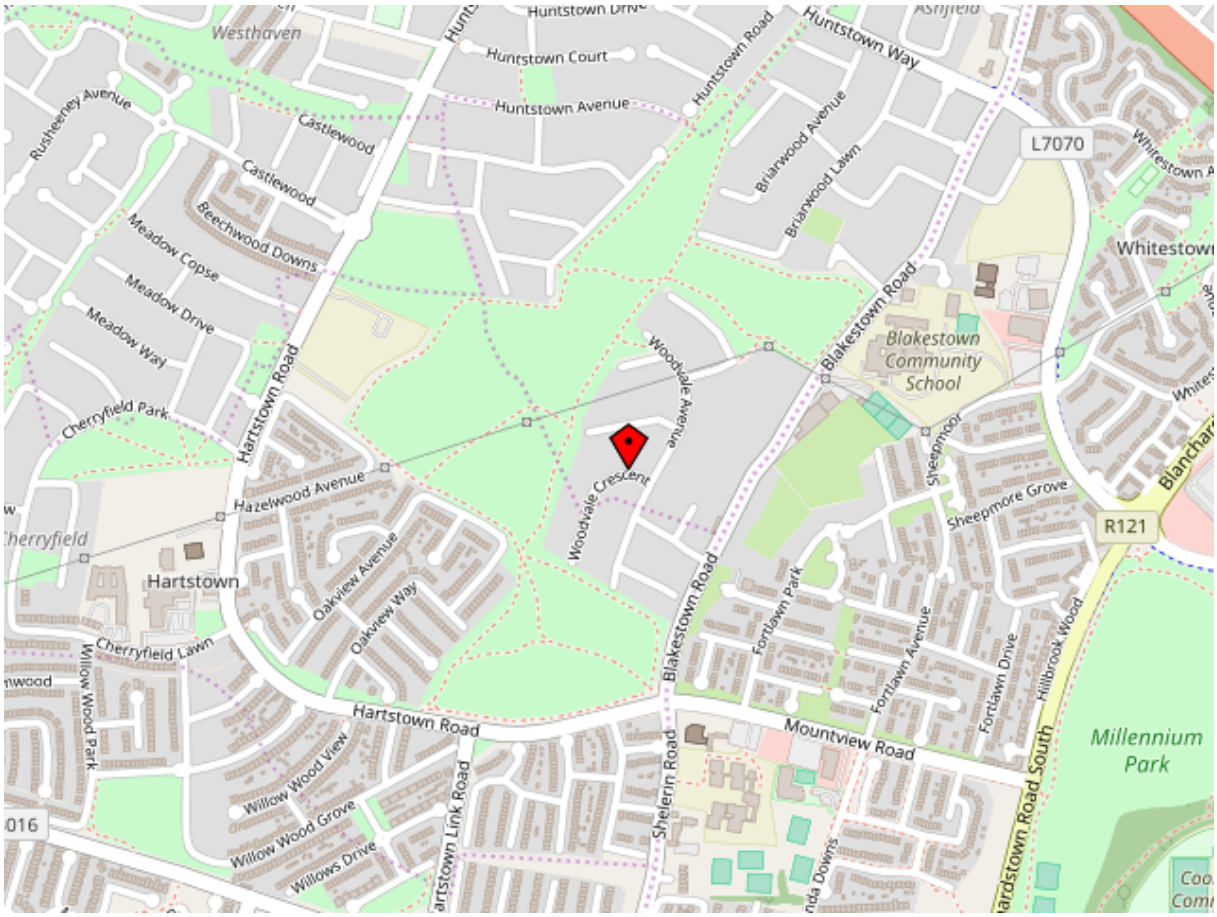
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