

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

8 Orchard Court
Clonsilla
Dublin 15



Duffy Auctioneers take immense pleasure in presenting to the market 8 Orchard Court a magnificent three bed family residence located in this mature and popular residential cul de sac next to a large green with shops, schools and coolmine station nearby. This superb location is second to none and is within walking distance of all local amenities and services including the Blanchardstown Shopping Centre, Coolmine Station and Roselawn shopping centre.

Accommodation briefly comprises entrance hallway with carpet floor, superb living room with feature fireplace and carpet floor and double doors leading to the dining room with carpet floor. The large, fitted kitchen has lino floor with ample wall and floor units and a back door leading to the garage and west facing rear garden. The upstairs accommodation is exceptional boasting three large bedrooms all with carpet floor, two with fitted wardrobes and a fully tiled family bathroom with bath and shower over.

Outside: Front Garden and driveway with off street parking. The west facing rear garden is private and secure and is fully landscaped with a lawn and patio area. Excellent family home and well worth the view.

A.M.V. €495,000

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Features

Bright and spacious three-bed semi-detached property with garage.
Excellent location on mature cul de sac with loads of potential to extend.
Three large bedrooms all with built in wardrobes.
Modern fully fitted kitchen with lino floor.
Wonderful living room with carpet floor and feature fireplace.
Bright and spacious dining room with carpet floor.
Large garage to the side with up and over door.
Gas fired radiator central heating.
Double-glazed windows.
Excellent off-street parking.
Prime residential location on mature cul de sac next to a large green.
Within walking distance of coolmine station.

Entrance Hall

Entrance Porch.
2.57m x 1.m
With tiled floor

Entrance Hallway
3.89m x 1.94m

With carpet floor and under stairs storage area.

Living Room

Living Room
4.37m x 3.91m

Large living room with carpet floor and feature fireplace.

Dining Room

Dining Room 4.03m x 3.35m

Dining area with carpet floor and double doors to living room.

Kitchen

Kitchen
3.72m x 3.41m

Fully fitted kitchen with ample wall and floor units, all appliances included in sale.

Outside Features

West facing rear garden with patio area.
Large garage to the side.



Bedroom 1

Bedroom 1.

4.38m x 4.m

Double bedroom with fitted wardrobes and carpet floor.

Bedroom 2

Bedroom 2

4.08m x 2.81m

Double bedroom with built in wardrobes and carpet floor.

Bedroom 3

Bedroom 3

2.87m x 2.73m

Large single bedroom with carpet floor.

Bathroom

Family Bathroom

2.54m x 1.70m

Comprising of bath with shower over, w.c, and w.h.b.
Fully tiled walls and floor.



