

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

198 Huntstown Wood  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market 198 Huntstown Wood a magnificent two bed mid terrace family home with converted attic situated in a highly desirable location close to shops and schools and frequent public transport to the city centre. Impeccably presented and meticulously maintained by its present house-proud owners this stunning property offers a turnkey solution to any discerning purchaser. The bright and spacious accommodation of c785 Sq ft has been recently upgraded and boasts an array of special features to include large living room with feature fireplace and wooden floor, fully fitted kitchen/dining area with tiled floor and a fully fitted family bathroom with feature lighting in all rooms. The upstairs accommodation is exceptional boasting two double bedrooms with a fully fitted family bathroom with bath and shower over plus an additional converted attic suitable for many uses. Outside the property is further enhanced by a very large ninety-foot rear garden. 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. €295,000**

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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

### Features:

Superb two bed family home with converted attic C 785 Sq ft.  
In showroom condition with many extras incl in sale.  
Fully fitted kitchen with all appliances incl in sale.  
Large living room with wooden floor and feature fireplace.  
Two double bedrooms with carpet floor and fitted wardrobes.  
Fully fitted family bathroom with bath and shower over.  
PVC double glazed windows.  
Oil fired central Heating.  
Fully landscaped ninety-foot rear garden.  
Within walking distance of shops and schools

## Entrance Hall

Entrance Hallway ( 1.55m x 1.23m )  
With wooden flooring.

## Living Room

Living Room (5.22m x 3.85m)  
Spacious living room with wooden floor and feature fireplace

## Dining Room

With tiled floor.

## Kitchen

Kitchen/ Dining room. (3.85m x 2.78m)  
Fully fitted kitchen with ample wall and floor units. Tiled floor and splashback.  
All appliances included in the sale. Patio door leading to landscaped rear garden.

## Outside Features

Superb back garden.



### Bedroom 1

Master Bedroom. (3.90m x 2.38m)

Large double bedroom with fitted wardrobes and carpet floor.

### Bedroom 2

Bedroom 2. (3.77m x 2.49m)

Double bedroom with built in wardrobes and carpet floor.

### Bedroom 3

Converted Attic

Converted Attic ( 3.87m x 3.69m )

Large room with carpet floor.

### Bathroom

Family Bathroom. (2.61m x 1.44m)

Fully fitted family bathroom with wooden floor, bath with shower over, w.c and w.h.b.



