

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

56 Meadow Drive  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent three-bed family home with a converted attic strategically located in the popular residential area of Meadow Drive Clonsilla. This is a superbly located and well positioned family home C 1280 Sq. Ft situated on a superb 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 guest toilet. Superb bright and spacious living room with feature fireplace and wooden floor that opens on to the dining room with wooden floor and patio door to the landscaped back garden with block built shed. Next door there is a newly fitted extended kitchen with tiled floor and door to the back garden. Upstairs off the landing there are three large bedrooms with wooden floor and a newly fitted family bathroom with bath and separate shower cubicle. The superb, converted attic has a wooden floor and is suitable for many uses.

Outside the property is further enhanced by a wonderful fully paved rear garden with large side entrance plus a block built shed with power. There is 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. €410,000**

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## Features

Superb three-bed family home with converted attic. C 1280 Sq. Ft.

In excellent condition with many extras included in the sale  
Three large bedrooms all with fitted wardrobes and wooden floor.

Large converted attic with wooden floor and extra storage.  
Wonderful living room with wooden floor and feature fireplace.

Large dining room with wooden floor.

Newly fitted bright and spacious kitchen with tiled floor.

Newly fitted family bathroom with bath and separate shower cubicle.

Oil fired central heating.

Double-glazed windows.

Large fully paved back garden with block built shed with water and power.

Excellent off-street parking.

Prime residential location within walking distance of shops and schools.

## Entrance Hall

Entrance hallway (4.84m x 1.92m)

Entrance hallway with tiled floor and alarm control panel.

Guest toilet (1.46m x 0.77m)

Guest toilet with tiled floor, w.c and w.h.b.

## Living Room

Living room (4.85m x 3.53m)

Large bright room with feature fireplace with stove and wooden floor.

## Dining Room

Large bright room with wooden floor

## Kitchen

Kitchen/Dining Room (6.70m x 2.64m)

Superb newly fully fitted Kitchen with tiled floor, ample wall and floor mounted units. Extended dining area with tiled floor and back door to garden with side entrance and shed.

## Outside Features

Fully paved garden with block built shed with power and water.





### Bedroom 1

Bedroom 1. (4.64m x 3.46m)  
Large double bedroom with wooden floor and built in wardrobe.

### Bedroom 2

Bedroom 2. (3.51m x 3.51m)  
Double bedroom with wooden floor and fitted wardrobe.

### Bedroom 3

Bedroom 3. (2.42m x 2.30m)  
Single bedroom with wooden floor.

### Bedroom 4

Converted attic. ( 5.40m x 3.64m)  
Stunning room with wooden floor, suitable for many uses.

### Bathroom

Family Bathroom. (2.82m x 2.40m)  
Newly fitted family Bathroom comprising of bath with separate shower cubicle, W.C., and w.h.b.



