DUFFY AUCTIONEERS

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

For Sale By Private Treaty

17 Allendale View
Clonsilla
Dublin 15



Duffy Auctioneers are delighted to present this pristine family home in Allendale View, Clonsilla, Dublin 15. This truly magnificent three bed family home is superbly located on a mature road in this highly desirable location just off Hansfield Road and only a short stroll to Shops and schools. Recently Refurbished and finished to a very high standard throughout this stunning property enjoys spacious accommodation benefitting from plenty of natural light and surrounded by a south facing landscaped garden. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1130 sq. ft. Accommodation briefly comprises of entrance hall with wooden floor, stunning newly fitted kitchen with porcelain tiled floor next to a large open plan dining room with tiled floor and patio door to the landscaped south facing garden with deck. Double doors lead to the living room with wooden floor and feature fireplace. The upstairs accommodation is exceptional boasting three large bedrooms with master ensuite and with fitted wardrobes and a newly fitted family bathroom with bath and shower over. The superb south facing rear garden is private and secure with side access. To the front there is secure off-street parking. This superb location is much sought after due to its proximity to Clonsilla Station, the Blanchardstown Shopping centre and the M50/N3 motorway.
This property must be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

A.M.V. €450,000

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Features

Superb three bed family home C 105 Sq. mts.
Recently refurbished and in Showroom condition.
Stunning living room with feature fireplace and wooden floor
Large newly fitted open plan kitchen/ dining area with porcelain tiled floor.
Utility room off the kitchen with guest bathroom.
Three large Bedrooms all with built in wardrobes and wooden floor.
Master bedroom with newly fitted en-suite bathroom.
Newly fitted family bathroom, fully tiled with bath and shower over.
PVC double glazed windows and doors.
Gas fitted Central Heating
Superb location on mature cul de sac, within walking distance of shops and schools.
Stunning south facing rear garden with deck and garden shed.
Prime residential location next to a large green.

Entrance Hall

Entrance Hallway (4.85m x 1.78m)
With wooden floor and understairs storage area.

Living Room

Living Room (5.96m x 3.39m)
Stunning living room, feature fireplace and wooden floor

Dining Room

Dining area
With tiled floor and patio door to the south facing back garden

Kitchen

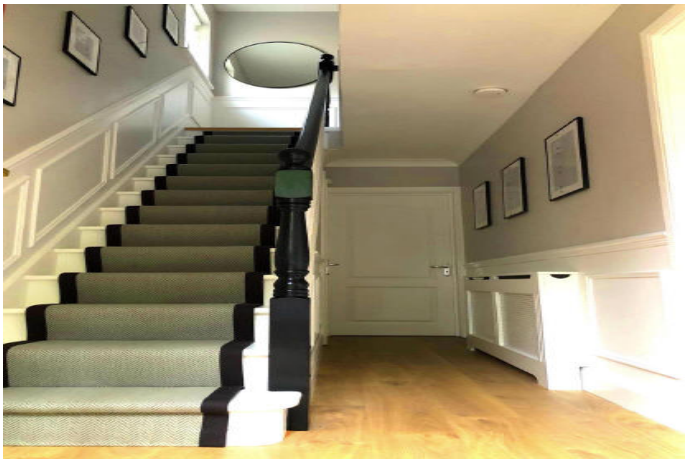
Kitchen/Dining room (5.34.m x 4.46m)
Newly fitted kitchen with porcelain tiled floor.
Large work surface with integrated appliances and island unit

Utility Room

Guest Toliet/Utility room (2.73m x 1.54m)
With tiled floor and white goods, w.c and w.h.b..

Outside Features

South facing back garden with deck area and garden shed.









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Bedroom 1

Master Bedroom. (4.53m x 3.35m)
Large double bedroom with fitted wardrobes with wooden floor.



Ensuite

En-suite. (1.86m x 1.53m)
Newly fitted with tiled floor, shower cubicle and w.h.b.

Bedroom 2

Bedroom 2. (3.95m x 2.93m)
Large double bedroom with built in wardrobes and wooden floor.



Bedroom 3

Bedroom 3. (2.82m x 2.34m)
Single bedroom with fitted wardrobes and wooden floor.

Bathroom

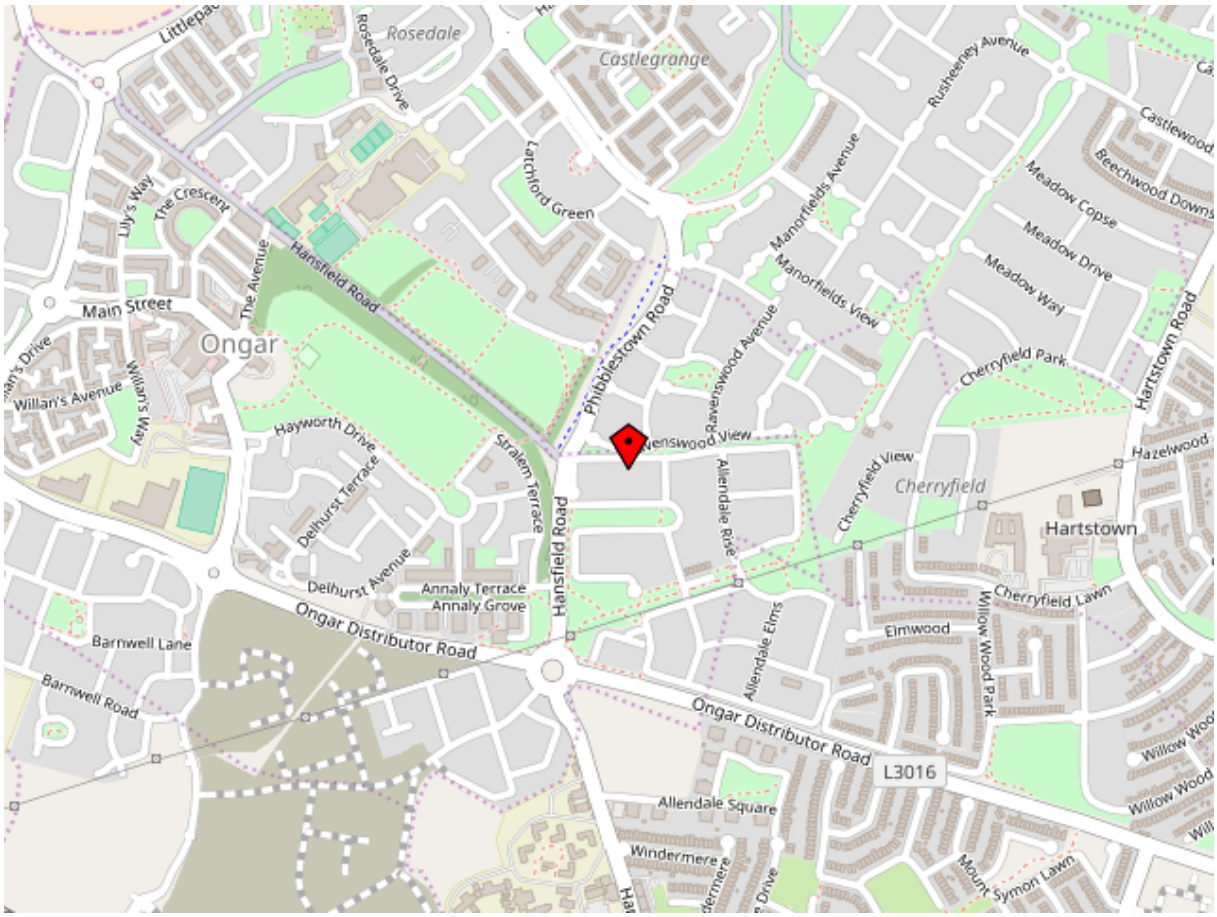
Family Bathroom. (1.95m x 1.84m)
Newly fitted family bathroom fully tiled with bath with shower over, w.c and w.h.b.





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