

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

26 The Drive, Hunters Run
Clonee
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this truly magnificent, three bed semi-detached family home superbly located on a mature cul de sac in this highly desirable location just off little pace road and a short stroll to Shops and schools. Presented in walk in condition and finished to a high standard throughout this stunning property enjoys spacious accommodation benefitting from plenty of natural light and surrounded by south facing landscaped gardens. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1076 sq. ft. This superb location is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre and The M50/N3 Motorway. Accommodation briefly comprises of entrance hall with tiled floor and guest toilet, stunning living room with Feature fireplace and wooden floor, separate dining room with wooden floor, a large fully fitted kitchen/dining area with tiled floor. To the rear you have a wonderful south facing back garden. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a newly fitted family bathroom with shower cubicle. Outside: Driveway with off street parking. The rear garden is private and secure with a large side entrance. Excellent property and well worth a view

A.M.V. €429,000

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie

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

Beautiful three bed family home (C 1076 Sq. Ft.)
In Showroom condition with many extras incl in sale
Wonderful living room with feature fireplace and wooden floor.
Fully fitted kitchen with tiled floor, all appliances included in sale.
Separate dining room with wooden floor.
Three large bedrooms with master en-suite.
Extensive south facing rear garden.
Gas fired central heating.
Double glazed windows.
Security Alarm system.
Excellent off-street parking for two cars.
Prime residential location on mature cul de sac.

Entrance Hall

Entrance Hallway
4.70m x 1.79m

With tiled floor with alarm control panel.

Guest Toilet

1.62m x 0.80m

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

Living Room

Living Room

5.71m x 3.43m

Bright stunning room with bay window, wooden floor and Feature fireplace.

Dining Room

Dining Room

3.90m x 2.76m

With wooden floor with patio door to the south facing landscaped back garden.

Kitchen

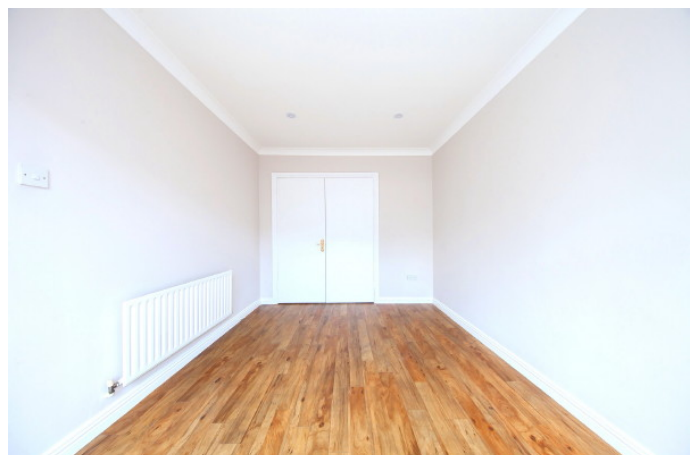
Kitchen/Dining area

5.70m x 2.45m

Modern fully fitted kitchen with tiled floors and splash back.
Dining area with tiled floor.

Outside Features

South facing rear garden with large side entrance.



Ensuite

En-Suite

1.80m x 1.48m

With tiled floor, shower cubicle, w.c. and w.h.b.

Bathroom

Family Bathroom

2.35m x 1.79m

Newly fitted bathroom with tiled floor, shower cubicle, w.c., and w.h.b.

