

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

67 Castlegrange Green
Clonee
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning B rated three bed family home in Castlegrange Clonee one of the most sought-after developments in Dublin 15. This stunning residence enjoys a most central location in this quality-built development just off Phibblestown road and only a few minutes stroll from shops, schools and Clonsilla station. Meticulously maintained and upgraded by the present owner, this fine family home is beautifully presented and enjoys an enviable position in this quality-built development overlooking a large green next to shops, schools and many local amenities. The bright and spacious accommodation of 108 sq mts has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, a stunning upgraded shaker style designer kitchen with integrated appliances, Porcelain tiling in all bathrooms and kitchen and feature lighting in all rooms. The stunning southwest facing living room is dual aspect with patio doors to the large patio. Upstairs off the landing there are three large bedrooms with master en-suite and a fully fitted family bathroom. Outside the property is further enhanced by a private southwest facing rear balcony with a wonderful sunny orientation. To the front there is ample parking overlooking a large green area. This superb location is much sought after due to its close proximity to Blanchardstown Shopping centre and the M50/N3 motorway. This property has to be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended

A.M.V. €380,000

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Features

Superb B rated three bed family home within walking distance of Shops and schools.
In showroom condition and being sold fully furnished.
Stunning living room with carpet floor and patio doors to southwest facing patio.
Upgraded designer fitted kitchen with a host of integrated appliances with porcelain tiled splash back and wooden floor.
Three large Bedrooms with master en-suite.
Tiled floors in the hallway with understairs storage.
Security alarm system with panic button.
PVC double glazed windows.
Porcelain tiling in all bathrooms and kitchen.
Gas Central Heating.
Floored attic for extra storage.
Superb southwest facing rear patio.

Entrance Hall

Entrance Hallway (6.m x 1.90m)
With tiled floor, understairs storage and guest toilet.

Guest toilet (1.52m x 1.39m)
Fully tiled with w.c and w.h.b.

Living Room

Living Room (5.70m x 4.95m)
Bright and spacious living room with carpet floor. Double doors lead to southwest facing balcony.

Dining Room

With tiled floor

Kitchen

Kitchen/ Dining Room (6.19m x 2.95m)
Recently upgraded shaker style kitchen with extra wall and floor units. Wooden floor and tiled splashback.
Large work surface and a host of integrated appliances including Oven, Hob, Fridge freezer and Dishwasher.

Outside Features

Southwest facing patio not overlooked.



Bedroom 1

Master Bedroom. (4.93m x 3.39m)

Large double bedroom with fitted slide robes and carpet floor.

Ensuite

En-Suite. (2.79m x 1.45m)

Fully fitted en-suite with part tiled walls and floor, shower unit, w.c and w.h.b.

Bedroom 2

Bedroom 2. (4.40m x 2.58m)

Double bedroom with fitted wardrobes and carpet floor.

Bedroom 3

Bedroom 3. (3.40m x 2.28m)

Single bedroom with carpet floor.

Bathroom

Family Bathroom. (2.69m x 1.75m)

Stunning family bathroom with tiled floor and part tiled walls. Bath, w.c and w.h.b.



