

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

28 Allendale Terrace
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market 28 Allendale Terrace a magnificent two-bed family residence located on this mature and popular residential road next to shops and schools. This superb family residence enjoys the most central location on this mature and settled cul de sac just off the Ongar distributor road and only a fifteen-minute stroll from Clonsilla station. Well proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. On entering the property, one is immediately struck by the quality finish in every room and the beautiful open-plan kitchen/dining room ideal for a growing family.

The bright and spacious accommodation of c 764 Sq. ft. has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, wooden floors in the living room, a fully fitted kitchen with integrated appliances, Porcelain tiling in the kitchen and feature lighting in all rooms. The upstairs accommodation is exceptional boasting two double bedrooms both with fitted wardrobes and a fully fitted family bathroom with bath and shower over. The superb east facing rear garden is private and secure with garden shed. 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. €330,000

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Features

Superb two bed family home C 71 Sq. mts.
In Showroom Condition and being sold fully furnished.
Stunning living room with feature fireplace and wooden floor

Large open plan kitchen/ dining area with tiled floor.

Guest toilet off the kitchen with tiled floor.

Two double Bedrooms with built in wardrobes.

Fully fitted family bathroom 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 east facing rear garden with garden shed.

Prime residential location next to a large green.

Living Room

Living Room (6.64m x 3.74m)

Stunning living room, feature fireplace and wooden floor.

Dining Room

With tiled floor

Kitchen

Kitchen/Dining room (5.34.m x 4.0m)

Fully fitted modern kitchen with ample wall units.

Large work surface with integrated appliances and tiled floor.

Outside Features

Private parking to the front.

East facing back garden with shed.



Bedroom 1

Master Bedroom. (3.74m x 3.30m)

Large double bedroom with fitted wardrobes and wooden floor.

Bedroom 2

Bedroom 2. (3.74m x 3.43m)

Large double bedroom with built in wardrobes and wooden floor.

Bathroom

Family Bathroom. (2.72m x 1.58m)

Fully fitted bathroom with tiled floor and part tiled walls.
Bath with shower over, w.c and w.h.b.



