

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

59 Shackleton House  
Clonee  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this magnificent owner occupied and recently upgraded B rated top floor apartment in the highly regarded development of Shackleton House, Clonee, Dublin 15. Number 59 is a spacious two-bedroom two-bathroom apartment with well-proportioned accommodation of c. 80 sq.m. The many excellent features include two double bedrooms with master en-suite, a newly fitted kitchen with granite worktop and a superb fully tiled south facing balcony that is not overlooked. This stunning apartment is situated in a well-established location convenient to shops, schools and the N3/M50 road network. Accommodation briefly comprises of entrance hall with wooden floor, living/dining room with wooden floor and patio door to the tiled south facing balcony. The superb newly fitted kitchen has a birch wood worktop with extra wall and floor units. There are two double bedrooms with master en-suite and a fully tiled family bathroom with bath and shower over. Outside: Large green area with private and secure underground parking. 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. €315,000

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## Features

Stunning B rated two bed top floor apartment C 861 Sq Ft.  
Recently upgraded and in Showroom Condition.  
Superb living room with wooden floor and door to the large south facing balcony.  
Newly fitted kitchen with birch wood worktop and wooden floor.  
Dining area with island unit and wooden floor.  
Two Spacious Double Bedrooms with master en-suite  
Family Bathroom fully tiled with bath and shower over.  
Gas Central Heating.  
Double Glazing Throughout  
Intercom System  
Secure underground parking.  
Large south facing balcony, not overlooked.  
Prime residential location just a short walk from schools and shops.  
Management Fee 1993 p.a.



## Entrance Hall

Entrance Hall  
(3.38m x 1.58m)

Entrance hallway with wooden floor and storage area.

## Living Room

Living room  
(7.27m x 3.77m)

Stunning living room with wooden floor and patio doors to large south facing balcony and most importantly not overlooked.

## Dining Room

With wooden floor and extra storage.

## Kitchen

Kitchen/Dining area  
(5.45m x 1.93m)

Newly fitted kitchen with granite worktop and tiled splash back, stainless steel sink unit, oven and hob, extractor fan, and American fridge / freezer.

Dining area with island unit and extra storage.



## Outside Features

South facing balcony, fully tiled.





### Bedroom 1

Master Bedroom

(5.38m x 2.84m)

Double bedroom with wooden floor and fitted wardrobes.  
Double sockets and uPVC window.

### Ensuite

En-Suite

(1.86m x 1.79m)

Fully tiled with shower cubicle, w.c and w.h.b.

### Bedroom 2

Bedroom 2.

(4.31m x 2.51m)

Double bedroom with wooden floor and fitted wardrobes,  
uPVC window.

### Bathroom

Bathroom

(2.84m x 2.20m)

Fully tiled floor, bath with shower over, tiled walls, extractor  
fan, and w.c. w.h.b.



