

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

18 Ashfield Green  
Clonsilla  
Dublin 15



Duffy Auctioneers are delighted to present this stunning family home in Ashfield Green, Clonsilla, Dublin 15. This truly magnificent three bed family home with converted attic and a wonderful Coppola Cabin is superbly located on a mature road in this highly desirable location just off Huntstown Way 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 is overlooking a large green. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1054 sq. ft. Accommodation briefly comprises of entrance porch plus a large hallway with wooden floor, stunning newly fitted kitchen with wooden floor next to an open plan dining area with wooden floor and patio door to the landscaped rear garden with a large Coppola Cabin. Double doors lead you to the living room with wooden floor and feature fireplace with back boiler installed. The upstairs accommodation is exceptional boasting three large bedrooms and with fitted wardrobes and a newly fitted family bathroom with bath and shower over. The superb, converted attic has an ensuite bathroom fully tiled with electric underfloor heating. The rear garden is private and secure with side entrance that leads to the wonderful Coppola Cabin with upgraded thickness walls and air conditioner installed. To the front there is secure off-street parking with Electric car charger installed. This superb location is much sought after due to its proximity to the Blanchardstown Shopping centre and the M50/N3 motorway. Viewing is highly recommended.

**A.M.V. €420,000**

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

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## Features

Superb three bed family home with converted attic and cabin C 120 Sq. mts.  
Recently refurbished to a high standard and in Showroom condition.

Stunning living room with feature fireplace and wooden floor

Large newly fitted open plan kitchen/ dining area with wooden floor.

Three large Bedrooms all with built in wardrobes and wooden floor.

Newly fitted family bathroom, fully tiled with bath and shower over.

New A Rated uPVC double glazed windows and doors.

Oil fitted Central Heating with electric underfloor heating in both bathrooms.

10 Solar panels with 5.3 Wh battery inverter installed.

Internal walls insulated with led downlights throughout.

Coppola Cabin C. 22 Sq Mts with broadband, Alarm and air conditioner installed.



## Entrance Hall

Entrance Porch ( 1.97m x 1.28m)

With wooden floor, double glazed windows and door.

Entrance Hallway (4.m x 1.78m)

With wooden floor and understairs storage.

## Living Room

Living Room (4.41m x 3.31m)

Stunning living room, feature fireplace with back boiler installed and wooden floor.



## Dining Room

With wooden floor.

## Kitchen

Kitchen/Dining room (5.16.m x 3.03m)

Newly fitted kitchen with extra units installed and wooden floor.

Large work surface with integrated appliances and patio door to landscaped garden with Coppola cabin.

## Outside Features

Coppola Cabin. (5.52m x 4.02m)

Wonderful cabin with upgraded thickness walls, hotel grade carpet underlay, air conditioner plus radiator installed and can be connected to the boiler. Wired broadband and alarm linked to the main house.





### Bedroom 1

Master Bedroom. (3.61m x 3.31m)  
Large double bedroom with fitted wardrobes with walnut wooden floor.

### Ensuite

En-suite Bathroom (2.52m x 1.81m)  
Fully tiled with underfloor heating. Shower cubicle, w.c and w.h.b.

### Bedroom 2

Bedroom 2. (3.30m x 3.28m)  
Large double bedroom with built in wardrobes and wooden floor.

### Bedroom 3

Single bedroom with built in desk and walnut wooden floor.  
Currently used as home office.

### Bedroom 4

Converted attic (4m x 3.6m)  
Superb converted attic with ensuite bathroom with underfloor heating and fully tiled.

### Bathroom

Family Bathroom. (1.91m x 1.82m)  
Newly fitted family bathroom fully tiled with bath with shower over, w.c and w.h.b.



