

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

15 St Mochtas Green
Clonsilla
Dublin 15



Duffy Auctioneers are delighted to present this pristine family home in St Mochtas Green, Clonsilla, Dublin 15. This truly magnificent extended three bed family home with converted attic is superbly located on a mature road in this highly desirable location just off Clonsilla Road and only a short stroll to Coolmine Station with Shops and schools close by. Recently Refurbished and finished to a very high standard throughout this stunning property C 1525 Sq Ft enjoys spacious accommodation benefitting from plenty of natural light and surrounded by a west facing landscaped garden. Accommodation briefly comprises of entrance hall with wooden floor and guest toilet, stunning newly fitted kitchen with wooden floor next to a large open plan dining room with wooden floor and patio door to the landscaped west facing garden. Double doors lead to the living room with wooden floor and feature fireplace with working fire. Off the kitchen you have a stunning lounge/study with wooden floor and front door to the front parking area. To the rear there is a large utility room with tiled floor and extra storage and access to the rear garden. The upstairs accommodation is exceptional boasting three large bedrooms all with fitted wardrobes and master ensuite plus a newly fitted family bathroom with wooden floor and free-standing bath. The superb, converted attic has carpet floor and would be suitable for many uses. The large west facing rear garden is private and secure with a block built shed. To the front there is secure off-street parking for two cars. This superb location is much sought after due to its proximity to Coolmine Station, the Blanchardstown Shopping centre and the M50/N3 motorway. This beautiful property must be seen to be fully appreciated and is sure to appeal to a wide audience.

A.M.V. €490,000

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Features

Superb extended three bed family home with converted attic C 141.76 Sq. mts.

Recently refurbished and in Showroom condition.

Stunning living room with feature fireplace and wooden floor

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

Lounge/study room off the kitchen with utility room to the rear.

Superb, converted attic with carpet floor, suitable for many uses.

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

Master bedroom with newly fitted en-suite bathroom.

Newly fitted family bathroom with free standing bath.

PVC double glazed windows and doors.

Gas fitted Central Heating

Superb location on mature road, within walking distance of shops and schools.

Entrance Hall

Entrance Hallway (4.81m x 1.84m)

With wooden floor and understairs storage area.

Guest Toilet (1.71m x 0.79m)

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

Living Room

Living Room (4.55m x 3.72m)

Stunning living room, feature fireplace and wooden floor.

Dining Room

With wooden floor and patio door to garden and shed.

Kitchen

Kitchen/Dining room (5.69.m x 6.0m)

Newly fitted kitchen with wooden floor.

Large work surface with integrated appliances.

Dining area

With wooden floor and patio door to the west facing back garden.

Lounge

Lounge/Study (5.75m x 2.38m)

Large study with wooden floor and door to front parking area.

Excellent room that could be used as playroom or extra bedroom.

Utility Room

Utility room (2.40m x 2.88m)

With tiled floor and white goods and storage area.

Outside Features

West facing rear garden with block built shed.



Bedroom 1

Master Bedroom. (3.65m x 3.48m)
Large double bedroom with fitted wardrobes with wooden floor.

Ensuite

En-suite. (1.95m x 1.59m)
Newly fitted with tiled floor, shower cubicle and w.h.b.

Bedroom 2

Bedroom 2. (4.02m x 3.02m)
Large double bedroom with built in wardrobes and wooden floor.

Bedroom 3

Bedroom 3. (2.88m x 2.56m)
Single bedroom with fitted wardrobes and wooden floor.

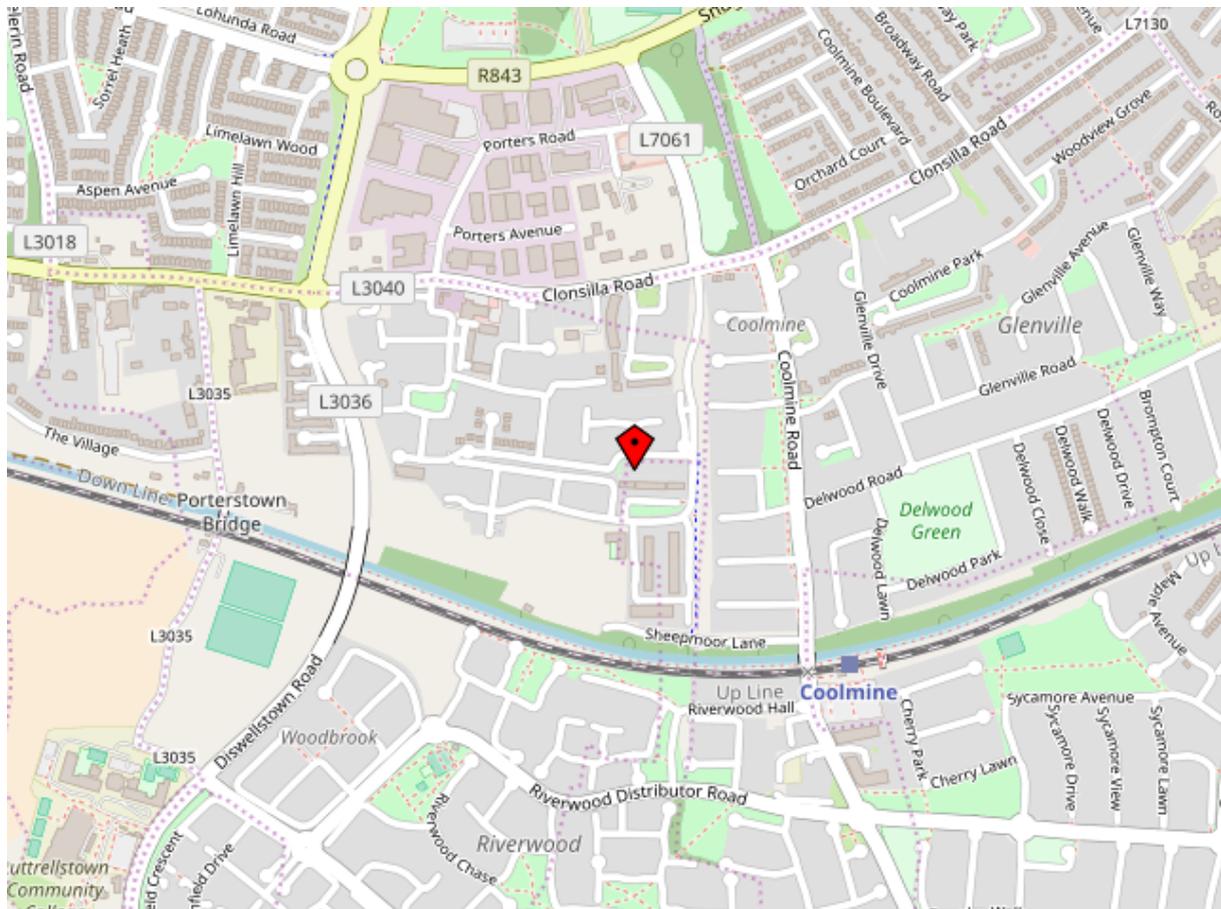
Bedroom 4

Converted Attic. (4.32m x 3.83m)
Superb converted attic with carpet floor, suitable for many uses.

Bathroom

Family Bathroom. (1.99m x 1.96m)
Newly fitted family bathroom with wooden floor and free-standing bath, w.c and w.h.b.





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