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

For Sale By Private Treaty

# 112 Allendale Square
# Clonsilla
# Dublin 15




Duffy Auctioneers take great pleasure in presenting to the market this magnificent first floor two bed apartment strategically located in this mature and popular residential area of Allendale Square, Clonsilla. Impeccably presented and meticulously maintained by its present house-proud owners this stunning property offers a turnkey solution to any discerning purchaser. The bright and spacious accommodation of c.803 Sq. ft. has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, quality fitted kitchen with integrated appliances, Porcelain tiling in kitchen and bathrooms and feature lighting in all rooms. Its southerly aspect ensures that this property is flooded with natural light which is further enhanced by the beautiful landscaped communal garden.

Accommodation briefly consists of entrance hallway with carpet floor and storage room, fully fitted kitchen/dining room with tiled floor, large Living room with carpet floor and feature fireplace. Patio doors lead to the large south facing balcony.

Off the hallway there are two double bedroom's both with fitted wardrobes and carpet floor and a fully fitted family bathroom with bath and shower over. This excellent location is much sought after due to is close proximity to Clonsilla Station, the M50/N3 motorways and the Blanchardstown Shopping Centre. Viewing is highly recommended.

## A.M.V. €295,000

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

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## Features

Stunning first floor two bed apartment.
In showroom condition with many extras included in the sale.
Two double bedroom's both with fitted wardrobes and carpet floor.
Superb living room with carpet floor and feature fireplace and patio door to balcony.
Fully fitted kitchen with all appliances incl in sale.
Dining area with tiled floor.
Family bathroom with tiled floor and bath with shower over.
Electric Storage Heating.
Double Glazing Throughout
Intercom System
Superb location within walking distance of clonsilla station.
Management Fee EUR1891 p.a.



## Entrance Hall

Entrance Hall

(4.65m x 1.21m)
Entrance hallway with carpet floor, hot press /storage cupboard.



## Living Room

Living room.
(5.25m x 3.71m)
Stunning light filled room with carpet floor and feature fireplace with black marble surround set on marble hearth.
Upvc double glazed doors leading to large south facing balcony.

## Dining Room

With tiled floor.

## Kitchen

Kitchen
(2.80m x 2.26m)
Fully fitted kitchen unit with tiled floor, stainless steel sink unit, oven and hob, extractor fan, and fridge / freezer.



## Outside Features

Stunning mature gardens, with parking front and rear of building.



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## Bedroom 1

Master Bedroom
(3.57m x 3.17m)
Large double bedroom with carpet floor and fitted wardrobes. TV point and double sockets and upvc window.

## Bedroom 2

Bedroom 2.
(3.50m x 2.87m)
Double bedroom with carpet floor and fitted wardrobes. TV point and double sockets and upvc window.

## Bathroom

Bathroom
(2.22m x 2.12m)
Family bathroom with tiled floor, bath with shower over, part tiled walls, extractor fan, and w.c. w.h.b.



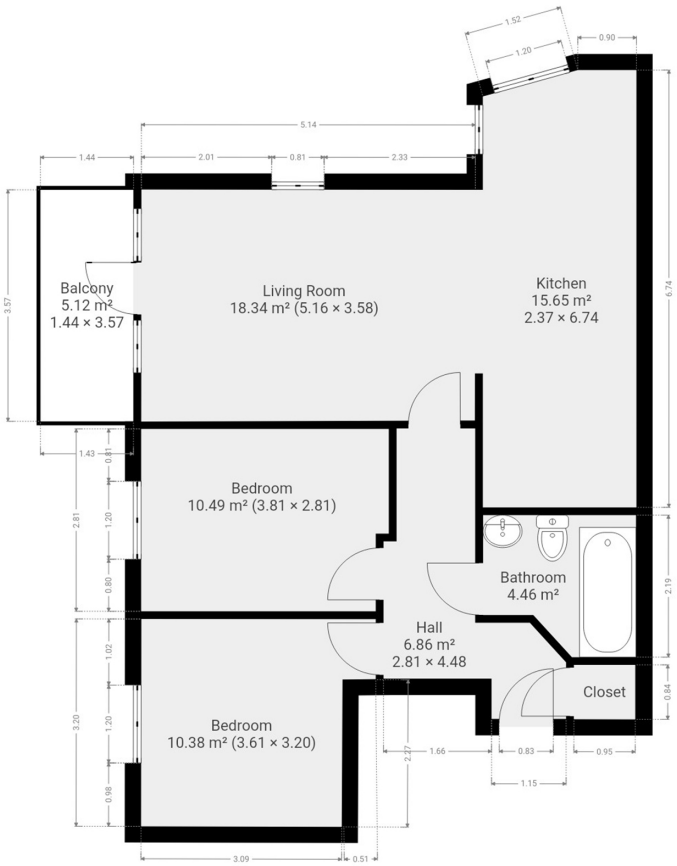


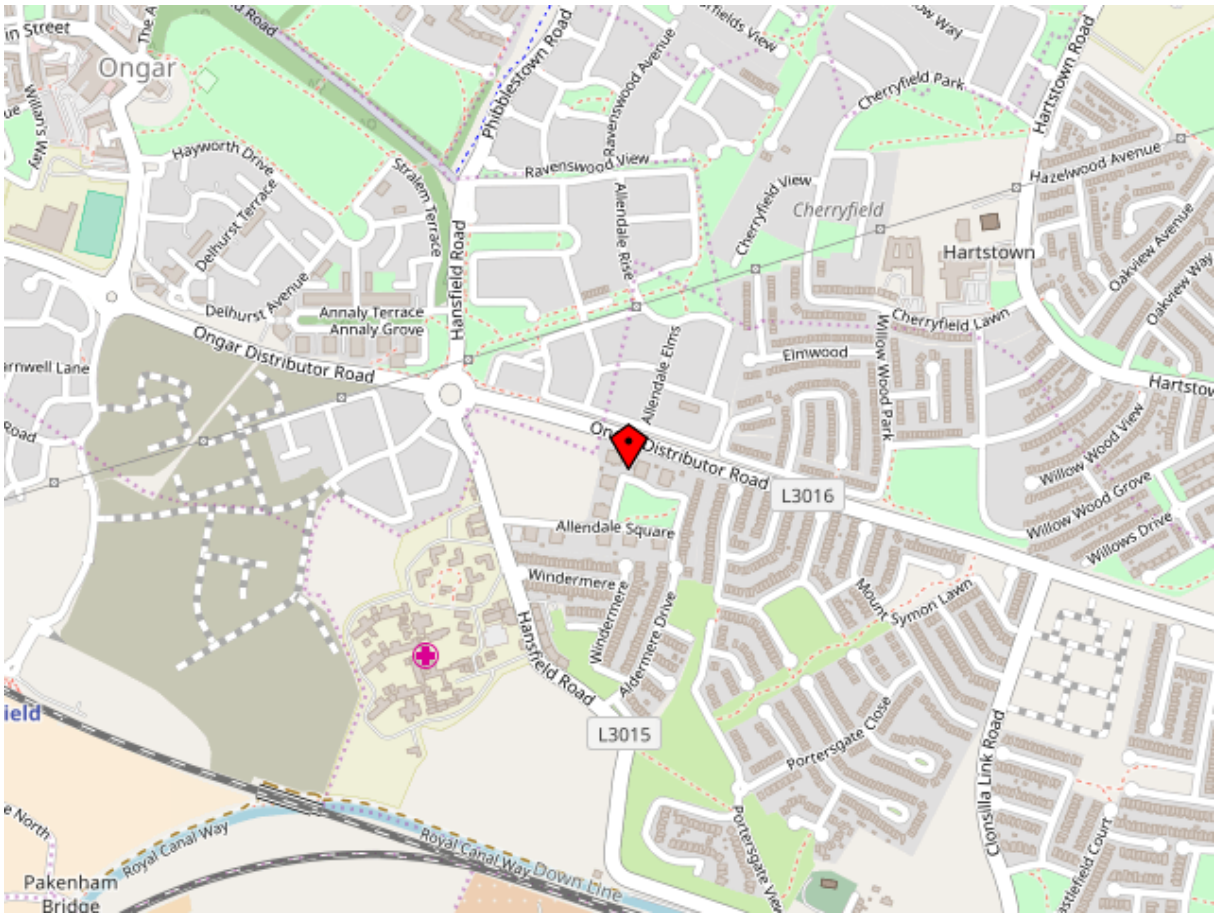




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