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

For Sale By Private Treaty

41 Charnwood Park
Clonsilla
Dublin 15



Duffy Auctioneers are delighted to present this pristine family home in Charnwood Park, Clonsilla, Dublin 15. This truly magnificent four bed family home is superbly located on a mature cul de sac in this highly desirable location just off Shelerin Road 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 surrounded by a south facing landscaped garden. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1130 sq. ft. Accommodation briefly comprises of entrance hall with wooden floor and guest toilet, stunning newly fitted kitchen with wooden floor next to a large dining room/study with wooden floor and patio door to the landscaped south facing garden. The stunning living room has a wooden floor and feature fireplace with wonderful views over the green to the front of the property. The upstairs accommodation is exceptional boasting four large bedrooms all with wooden floor and fitted wardrobes with a newly fitted ensuite bathroom. The superb family bathroom is newly fitted with shower cubicle. The south facing rear garden is private and secure with side access. 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. €545,000

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

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Features

Superb four bed family home C 118 Sq. mts.
Recently refurbished and in Showroom condition.
Stunning living room with feature fireplace and wooden floor
Large newly fitted kitchen/ dining area with wooden floor.
Utility room with wooden floor.
Four large Bedrooms all with built in wardrobes and wooden floor.
Master bedroom with newly fitted en-suite bathroom.
Newly fitted family bathroom, fully tiled with shower cubicle.
Newly fitted PVC double glazed windows and doors.
Gas fitted Central Heating
Superb location on mature cul de sac overlooking a large green.
Stunning south facing rear garden, fully landscaped with garden shed.
Prime residential location overlooking a large green.



Entrance Hall

Entrance Hallway (4.72m x 1.52m)
With wooden floor and understairs storage area.

Guest Toliet/Utility room (1.65m x 0.87m)
With tiled floor and , w.c and w.h.b..



Living Room

Living Room (5.25m x 4.25m)
Stunning living room, feature fireplace and wooden floor.

Dining Room

Dining room/Study (3.23m x 3.03m)
Superb dining room with wooden floor and patio door to the landscaped south facing back garden.

Kitchen

Kitchen/Dining room (5.34.m x 4.46m)
Newly fitted kitchen with wooden floor.
Large work surface with integrated appliances.
Dining area with wooden floor.



Utility Room

Utility room (1.66m x 1.29m)
Large utility room with wooden floor and extra storage with white goods.

Outside Features

Fully landscaped south facing back garden with shed



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Bedroom 1
Master Bedroom. (4.43m x 3.32m)
Large double bedroom with fitted wardrobes with wooden floor.

Ensuite
En-suite. (1.87m x 1.22m)
Newly fitted and fully tiled with shower cubicle and w.c and w.h.b.

Bedroom 2
Bedroom 2. (4.25m x 2.81m)
Large double bedroom with built in wardrobes and wooden floor.

Bedroom 3
Bedroom 3. (3.26m x 3.01m)
Double bedroom with fitted wardrobes and wooden floor.

Bedroom 4
Bedroom 4. (1.88m x 1.87m)
Single bedroom with fitted wardrobes and wooden floor.

Bathroom
Family Bathroom. (1.88m x 1.87m)
Newly fitted family bathroom fully tiled with shower cubicle, w.c and w.h.b.









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