

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

25 Cherryfield Park
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market 25 Cherryfield Park a magnificent three-bed family residence located on this mature road overlooking a large green next to shops and schools. This superb family residence enjoys a central location on this popular residential road just off the Ongar Distributor Road and only a twenty-minute stroll from Clonsilla station. Well proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. On entering the property, one is immediately struck by the quality finish in every room and the beautiful west facing fully landscaped rear garden. The bright and spacious accommodation has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, large living room with feature fireplace with stove and wooden floor, a fully fitted kitchen with integrated appliances and back door to a superb west facing rear garden. There are two double bedrooms at ground floor level with wooden floor and fitted wardrobes and the second with wooden floor and free-standing wardrobes. Next to the bedrooms you have a fully fitted family bathroom with shower cubicle, w.c and w.h.b. The upstairs accommodation is exceptional boasting a large master bedroom with fitted wardrobes and wooden floor. The west facing rear garden is private and secure with side access. To the front there is secure off-street parking for two cars. 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. €375,000

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 overlooking a large green.
In excellent Condition and being sold fully furnished.
Fully Wrapped with extra insulation.
Large living room with feature fireplace and wooden floor
Fully fitted kitchen/ dining area with tiled floor.
Three double Bedrooms all with fitted/freestanding wardrobes.
Fully fitted family bathroom, fully tiled with shower cubicle.
PVC double glazed windows and doors.
Gas Central Heating
Stunning west facing rear garden with shed.
Superb location on mature road overlooking a large green.

Entrance Hall

Entrance Hallway (5.83m x 1.26m)
With tiled floor and alarm control panel



Living Room

Living Room (4.79m x 3.27m)
Stunning living room with feature fireplace and wooden floor.



Dining Room

With tiled floor.

Kitchen

Kitchen/Dining room (3.71m x 3.30m)
Modern Fully fitted kitchen with tiled floor and ample wall units
Large work surface with integrated appliances.
Back door to west facing fully landscaped garden with garden shed.

Outside Features

Fully landscaped rear garden with garden shed.



Bedroom 1

Master Bedroom. (3.02m x 2.66m)
Large double bedroom with fitted wardrobes with wooden floor.

Bedroom 2

Bedroom 2. (3.80m x 2.94m)
Double bedroom with free standing wardrobes and wooden floor.

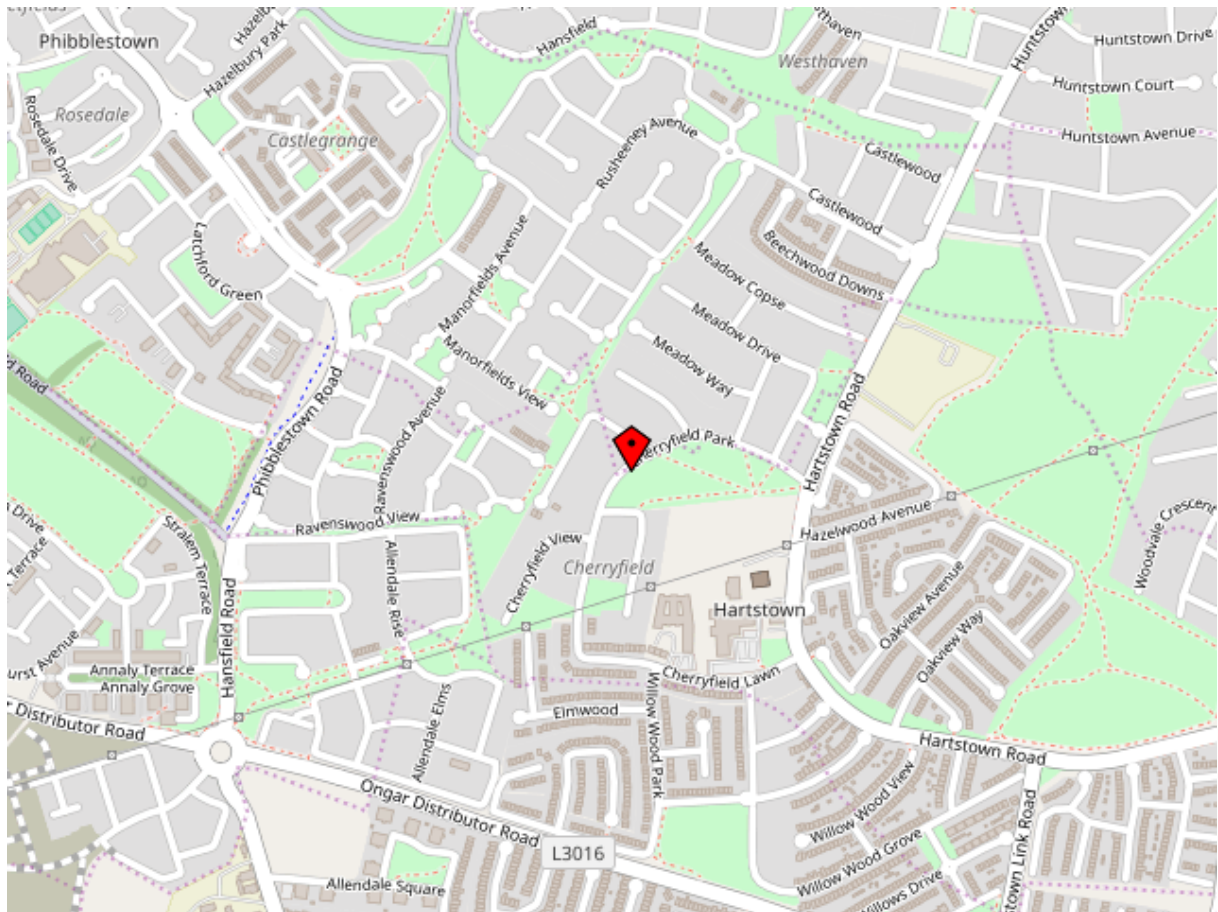
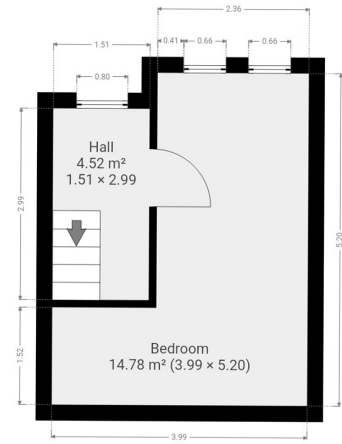
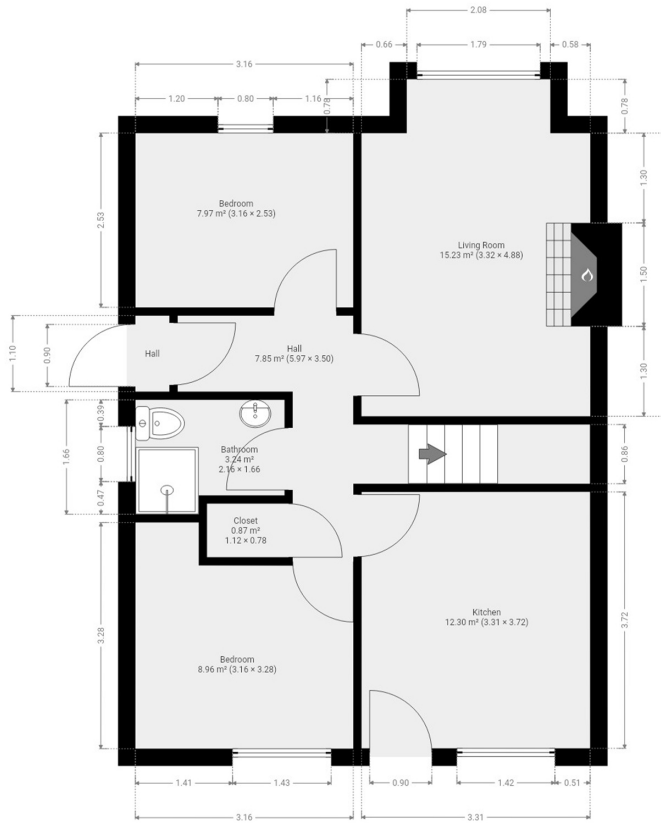
Bedroom 3

Bedroom 3. (3.01m x 2.58m)
Double bedroom with fitted wardrobes and wooden floor.

Bathroom

Family Bathroom. (2.m x 1.73m)
Fully fitted bathroom fully tiled with shower cubicle, w.c and w.h.b.





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