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

For Sale By Private Treaty

98 Allendale Square
Clonsilla
Dunlin 15

Duffy Auctioneers take great pleasure in bringing to the market this stunning B Rated two bed apartment in Allendale Square, Clonsilla one of the most sought-after developments in Dublin 15. This stunning residence enjoys a most central location in this quality-built development just off Hansfield road and only a few minutes stroll from Clonsilla Station. Meticulously maintained and recently upgraded by the present owner, this fine family home is beautifully presented and enjoys an enviable position in this quality-built development next to a large green.

Accommodation briefly consists of entrance hallway with wooden floor and storage room, newly fitted kitchen with tiled floor and dining area with wooden floor, large Living room with feature fireplace and wooden floor with patio doors to the private west facing balcony. There are two double bedrooms with fitted wardrobes plus a newly fitted family bathroom with walk in shower that is fully tiled. 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. €310,000

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

DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. PSRA no. 001325. M.I.P.A.V.

Features

Stunning B Rated second floor two bed apartment.
In showroom condition with many extras included in the sale.
Recently refurbished and finished to a very high standard.
Two double bedrooms with wooden floor and fitted wardrobes.
Large living room with wooden floor and patio doors to balcony.
Newly fitted kitchen with all appliances incl in sale.
Newly fitted Family bathroom, fully tiled with walk in shower.
Electric Storage Heating.
Double Glazing Throughout
Intercom System
Superb location within walking distance of clonsilla station.
Management Fee EUR1891.

Entrance Hall

Entrance Hall
(4.12m x 1.58m)
Entrance hallway with wooden floor and storage cupboard.

Living Room

Living room.
(4.43m x 3.70m)
Stunning light filled room with wooden floor and feature fireplace with black marble surround set on marble hearth.
Upvc double glazed doors leading to private west facing balcony.

Dining Room

With wooden floor and views over the side garden.

Kitchen

Kitchen
(2.94m x 2.25m)
Newly fitted kitchen unit with tiled floor and splash back, stainless steel sink unit, oven and hob, extractor fan, and fridge / freezer.

Outside Features

Ample parking to the front and rear of the building.
Landscaped open green to the side of the property.

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Bedroom 1

Master Bedroom
(3.55m x 2.85m)
Large double bedroom with wooden floor and fitted wardrobes. TV point and double sockets and upvc window.

Bedroom 2

Bedroom 2.
(3.68m x 3.15m)
Double bedroom with fitted wardrobes and wooden floor, double sockets and upvc window.

Bathroom

Bathroom
(2.28m x 2.07m)
Stunning newly fitted family bathroom, fully tiled with walk in shower, extractor fan, and w.c. w.h.b.

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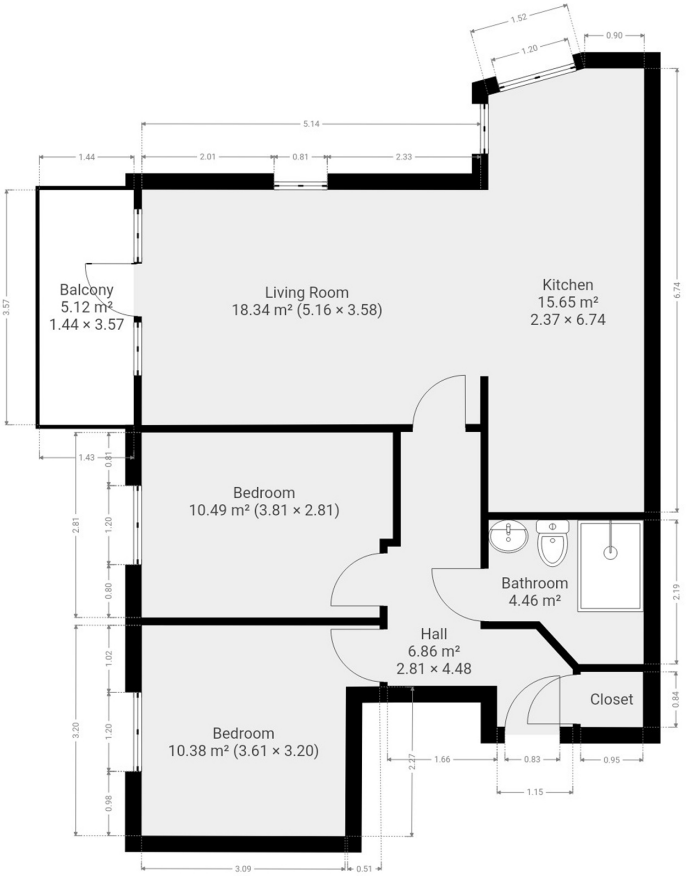

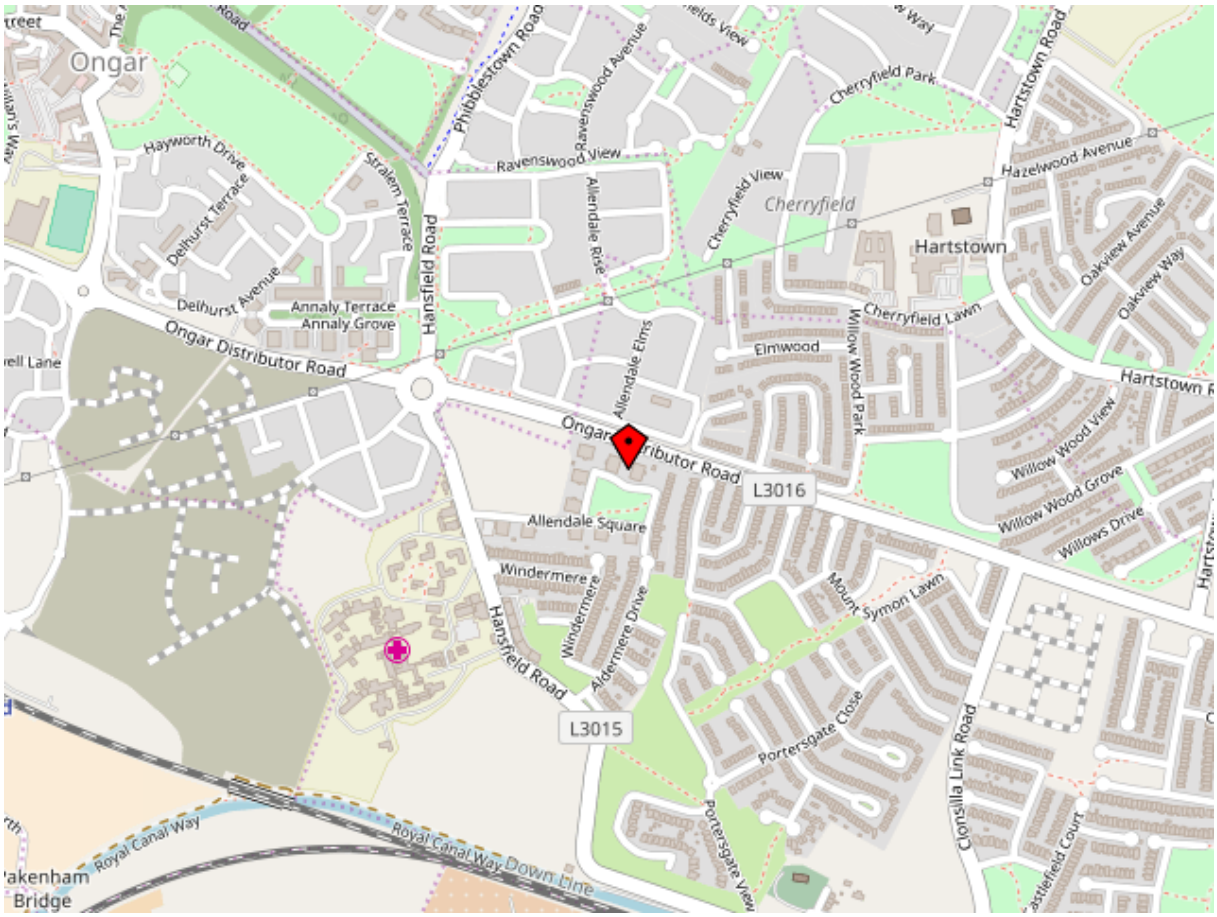

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