DUFFY AUCTIONEERS

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

For Sale By Private Treaty

40 Shackleton House
Clonee
Dublin 15

Duffy Auctioneers take great pleasure in bringing to the market this superb B rated second floor apartment in the highly regarded development of Shackleton House, Clonee, Dublin 15. Number 40 is a spacious one-bedroom apartment with well-proportioned accommodation of c. 62.1 sq. m (668 sq. ft). The many excellent features include a large double bedroom with carpet floor, fully fitted kitchen with granite worktop and a superb south facing balcony that is private and not overlooked. This stunning apartment is situated in a well-established location convenient to excellent public and the N3/M50 road network. Accommodation briefly comprises of entrance hall with tiled floor, living/dining room with tiled floor and patio door to the south facing balcony. The superb, fitted kitchen has granite worktop with ample wall and floor units. The large double bedroom with carpet floor and a fully tiled family bathroom with bath and shower over. Outside: Fully landscaped gardens with private and secure underground parking. This property has to be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

A.M.V. €250,000

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

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Features

Stunning B rated second floor apartment C668 Sq Ft.
In showroom condition with many extras incl in sale.
Superb living room with tiled floor and door to the south facing balcony.
Large fully fitted kitchen with granite worktop and tiled floor.
Dining room with tiled floor.
Spacious Double Bedroom with carpet floor.
Family Bathroom fully tiled with bath and shower over.
Gas Central Heating.
Double Glazing Throughout
Intercom System
Secure underground parking.
Large south facing balcony not overlooked.
Prime residential location just a short walk from schools and shops.

Entrance Hall

Entrance Hall
(2.38m x 2.30m)
Entrance hallway with tiled floor and storage room.

Living Room

Living room
(7.79m x 4.04m)
Stunning living room with tiled floor and patio doors to large south facing balcony. UPVC double glazed window with views over the landscaped back garden.

Dining Room

With tiled floor

Kitchen

Kitchen/Dining area
(2.79m x 2.56m)
Fully fitted kitchen with granite worktop and tiled splash back, stainless steel sink unit, oven and hob, extractor fan.
Dining area with tiled floor.

Outside Features

South facing balcony not overlooked.
Secure gated underground parking.

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Bedroom 1

Master Bedroom
(5.30m x 3.11m)
Very large double bedroom with carpet floor. TV point and double sockets and uPVC window.

Bathroom

Bathroom
(2.28m x 2.08m)
Fully tiled floor, bath with shower over, tiled walls, extractor fan, and w.c. w.h.

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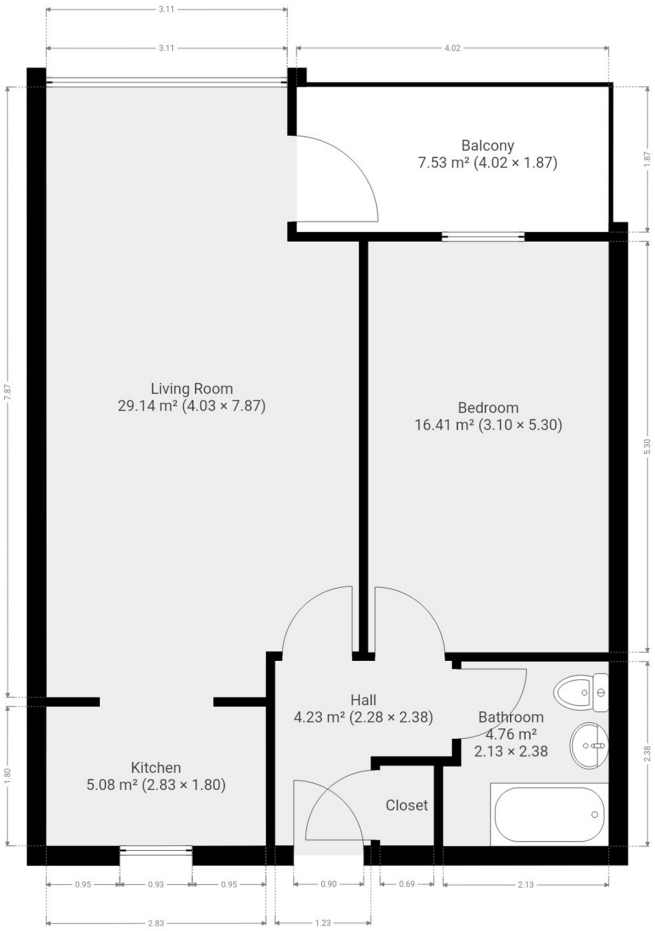

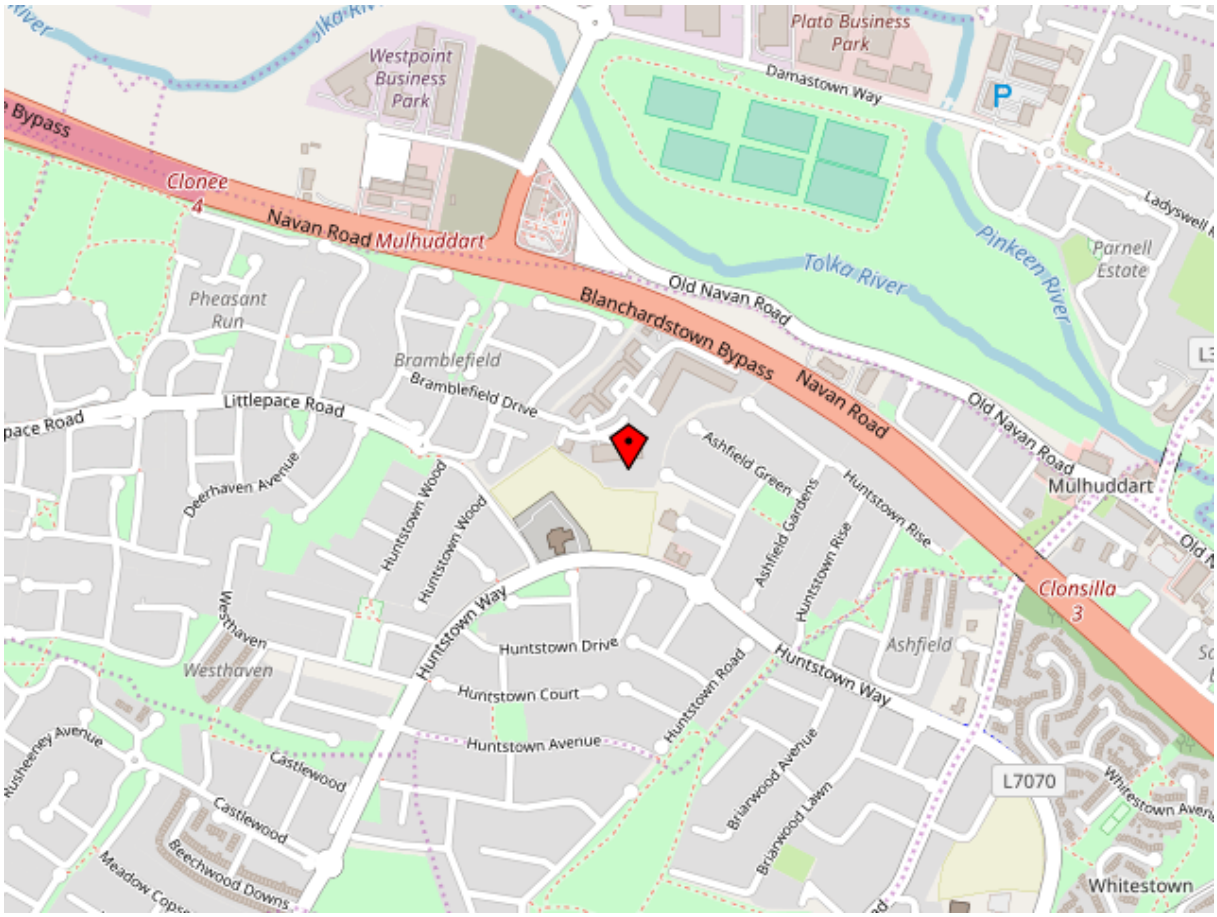

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