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

For Sale By Private Treaty

102 Allendale Square
Clonsilla
Dublin 15

Duffy Auctioneers take great pleasure in bringing to the market this stunning B rated third floor apartment in Allendale Square, Clonsilla 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 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, fully fitted kitchen with tiled floor and dining room with wooden floor. The superb Living room has a feature fireplace with wooden floor and patio doors to the private balcony overlooking the large side green. There are two double bedrooms both with wooden floors and fitted wardrobes plus a fully fitted family bathroom with tiled floor and bath with 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

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

Superb B rated two bed apartment on third floor.
Being sold part furnished and In excellent condition
Beautiful location in mature development next to a large green.
Two double bedrooms with fitted wardrobes and wooden floor
Large living room with wooden floor and patio doors to balcony.
Fully fitted kitchen with tiled floor all appliances incl in sale.
Family bathroom with tiled floor, bath with shower over.
Electric Storage Heating.
Double Glazing Throughout
Intercom System
Superb location within walking distance of clonsilla station.
Management Fee EUR1890

Entrance Hall

Entrance Hall
(4.81m x 1.59m)
Entrance hallway with wooden floor, hot press and storage cupboard.

Living Room

Living room.
(5.17m x 3.77m)
Stunning light filled room with wooden floor and feature fireplace with black marble surround set on marble hearth.

Dining Room

Dining area (2.38m x 2.39m)
Open plan dining area with wooden floor and patio doors to balcony.

Kitchen

Kitchen
(4.81m x 2.30m)
Fully fitted kitchen unit with tiled floor and splash back, stainless steel sink unit, oven and hob, extractor fan, and fridge / freezer.

Outside Features

Stunning green area with ample parking.

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Bedroom 1

Master Bedroom
(3.45m x 2.38m)
Large double bedroom with wooden floor and fitted wardrobes. TV point and double sockets and upvc window.

Bedroom 2

Bedroom 2.
(3.62m x 3.18m)
Double bedroom with fitted wardrobes and wooden floor, double sockets and upvc window.

Bathroom

Bathroom
(2.27m x 2.10m)
Family bathroom with tiled floor, bath with shower over, part tiled walls, extractor fan, and w.c. w.h.b.

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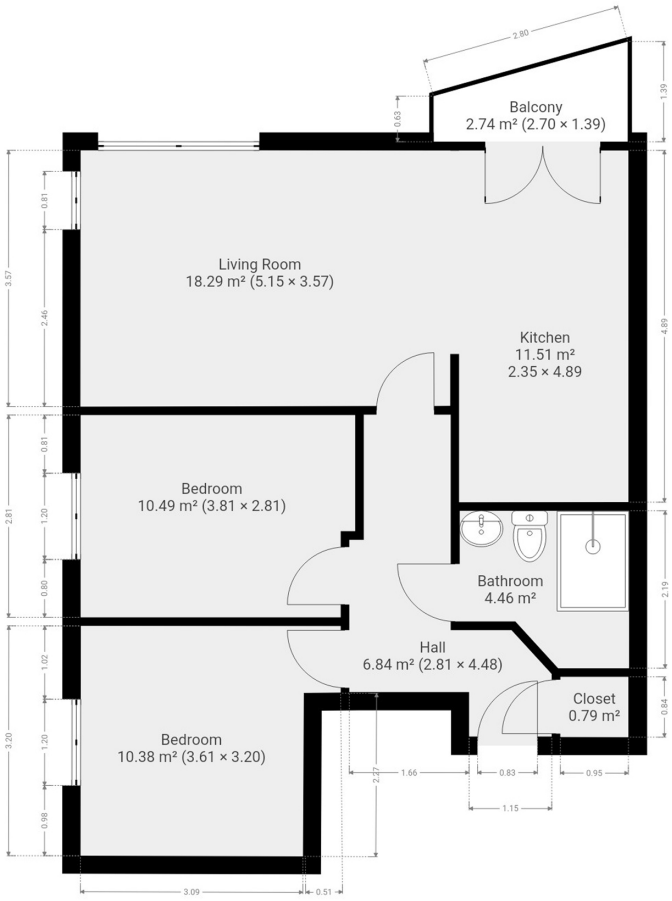

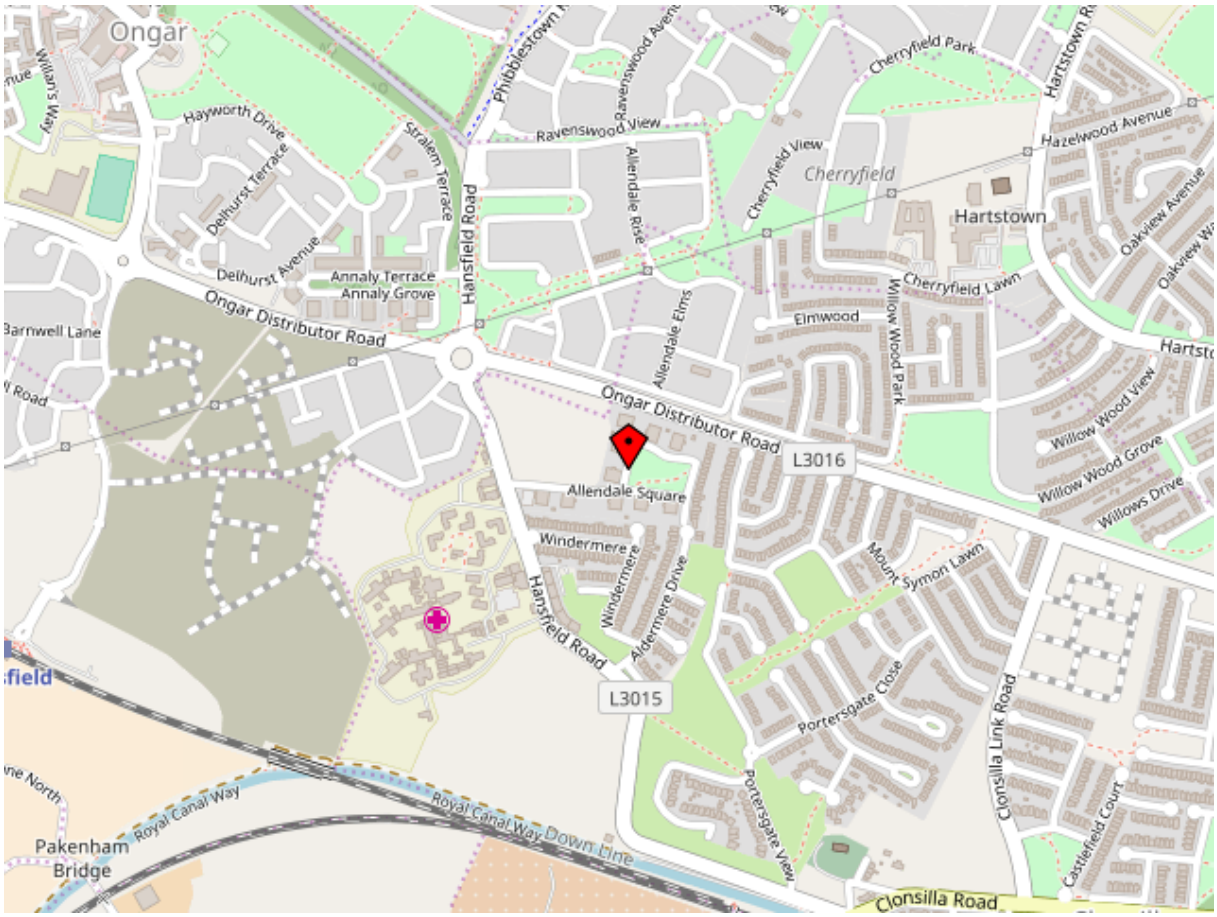

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