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

For Sale By Private Treaty

31 Ashfield Park
Clonsilla
Dublin 15

Duffy Auctioneers take great pleasure in bringing to the market this truly magnificent, three bed semi-detached family home superbly located on a mature cul de sac in this highly desirable location just off Huntstown Way and a short stroll to shops and schools. Presented in walk in condition and finished to a high standard throughout this stunning property enjoys spacious accommodation benefitting from plenty of natural light and surrounded by a fully landscaped garden. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 979 sq. ft. This superb location is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre and The M50/N3 Motorway. Accommodation briefly comprises of entrance hall with wooden floor, stunning living room with a newly fitted Feature fireplace and wooden floor and a large newly fitted kitchen with wooden floor and tiled splashback. To the rear you have a wonderful east fully landscaped garden with side entrance. The upstairs accommodation is exceptional boasting three large bedrooms and a newly fitted family bathroom with shower cubicle. Outside: Driveway with off street parking. The rear garden is private and secure with a gated side entrance. Excellent family home and well worth a view

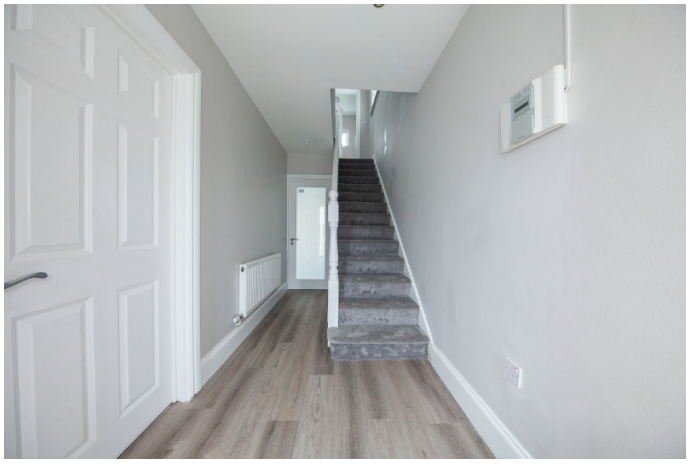
A.M.V. €385,000

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

Beautiful three bed Semi Detached family home (C 839 Sq. Ft.)
Recently refurbished and In excellent condition with many extras incl in sale
Wonderful living room with feature fireplace and wooden floor.
Newly fitted kitchen/dining room with wooden floor and tiled splashback.
Three large bedrooms, two with fitted wardrobes.
Extensive fully landscaped rear garden.
Newly fitted and fully tiled family bathroom.
Double glazed windows and doors.
Security Alarm system.
Excellent off-street parking.
Prime residential location on mature cul de sac.
Within walking distance of Shops and schools.



Entrance Hall

Entrance Hallway
4.54m x 1.76m
With wooden floor and under stairs storage.

Living Room

Living Room
4.44m x 3.09m
Bright stunning room with wooden floor and newly fitted Feature fireplace.

Dining Room

Bright spacious room with wooden floor and patio door to garden.

Kitchen

Kitchen/Dining area
4.87m x 3.67m
Stunning newly fitted kitchen/dining area with wooden floors and tiled splash back.
Patio doors to landscaped garden.

Outside Features

Fully landscaped back garden with shed and side entrance.
Off street parking for two cars.

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Bedroom 1
Master Bedroom.
4.21m x 2.86m
Bright and spacious double bedroom with built in wardrobes and carpet floor

Bedroom 2
Bedroom 2.
3.06m x 2.52m
Large double bedroom with fitted wardrobes and carpet floor.

Bedroom 3
Bedroom 3.
2.61m x 2.01m
Single bedroom with carpet floor

Bathroom
Family Bathroom
2.24m x 1.87m
Newly fitted bathroom, part tiled with shower cubicle, w.c, and w.h.b.

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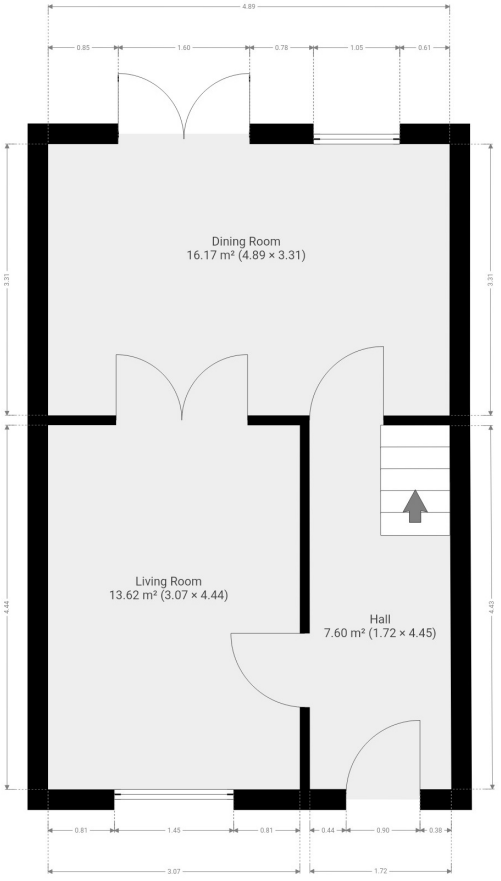

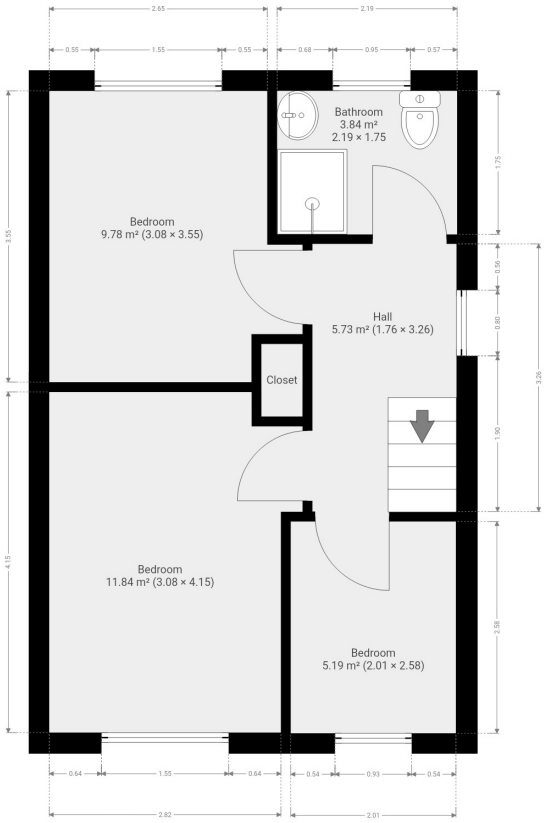

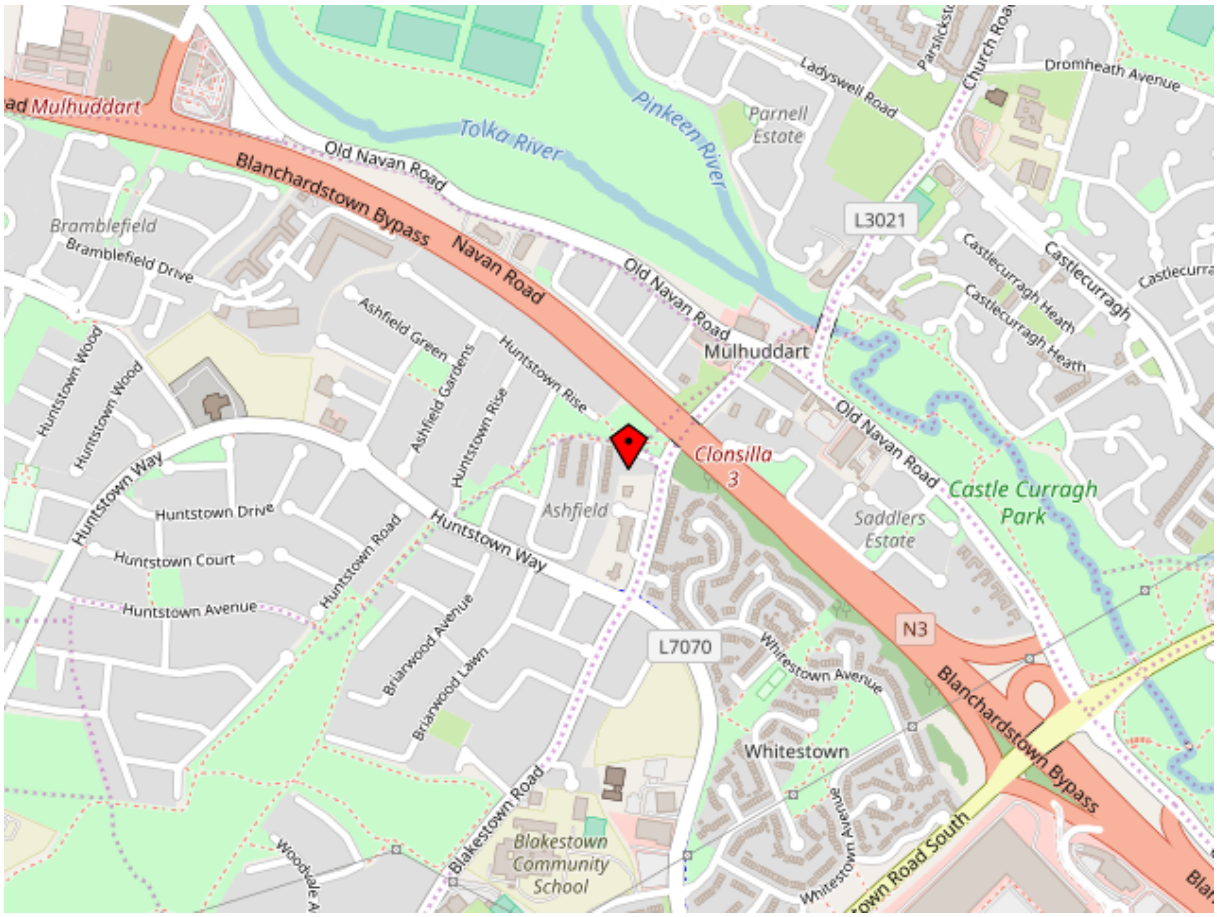

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