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

For Sale By Private Treaty

48 Huntstown Drive
Clonsilla
Dublin 15

Duffy Auctioneers are delighted to present 48 Huntstown Drive Clonsilla Dublin 15 to the market, a beautifully refurbished two-bedroom family home set in a mature and settled cul-de-sac just off Huntstown Way.
This superb property enjoys a highly convenient location within walking distance of local shops, schools and amenities, while Blanchardstown Shopping Centre, the N3 and M50 are all easily accessible. Recently upgraded throughout, the home offers bright, well-proportioned accommodation with stylish finishes, making it an excellent choice for first-time buyers, downsizers and investors alike.
On entering the property, the quality of the refurbishment is immediately apparent. The impressive open-plan living area features a vaulted ceiling, creating a real sense of space and light. The newly fitted kitchen includes wooden flooring, a tiled splashback and patio doors leading to a south-facing covered deck area. Further upgrades include a newly fitted heating system with combi boiler, new radiators, feature lighting throughout and a newly fitted family bathroom.
Accommodation also includes two double bedrooms with wooden flooring. Outside, the property is further enhanced by a private and secure south-facing rear garden, fully landscaped and complete with a garden shed. To the front, there is secure parking.
This is a superb home newly refurbished family home in a mature and sought-after location, and viewing is highly recommended.

A.M.V. €345,000

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 two-bedroom home, formerly laid out as a three-bedroom property.
Recently refurbished and upgraded throughout, presented in showroom condition.
Many extras included in the sale.
Large open-plan living room with wooden flooring and vaulted ceiling.
Superb newly fitted kitchen with wooden flooring and water softener installed.
Two spacious double bedrooms with wooden flooring and freestanding wardrobes.
Newly fitted family bathroom with bath and shower attachment.
Newly fitted heating system with combi boiler and new radiators.
Newly insulated walls, fully re-skimmed throughout.
Fully landscaped south-facing rear garden with block-built garden shed.
Superb location in a mature cul-de-sac beside a green

Entrance Hall

Entrance Hallway
With storage area and wooden floor. (2.64m x 0.91m)

Living Room

Living Room (6.27m x 3.50m)
Stunning open plan living room with vaulted ceiling and wooden floor.

Dining Room

With wooden floor.

Kitchen

Kitchen/ dining room (3.34m x 2.56m)
Superb newly fitted open-plan kitchen with ample wall and floor units. Wooden flooring and tiled splashback.
Dining area with wooden floor and patio doors to the south facing back garden.

Outside Features

South facing rear garden with a covered deck and garden shed.

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.

Bedroom 1

Bedroom 1: Master Bedroom. (3.45m x 2.75m)
Large double bedroom with free standing wardrobes with wooden floor.

Bedroom 2

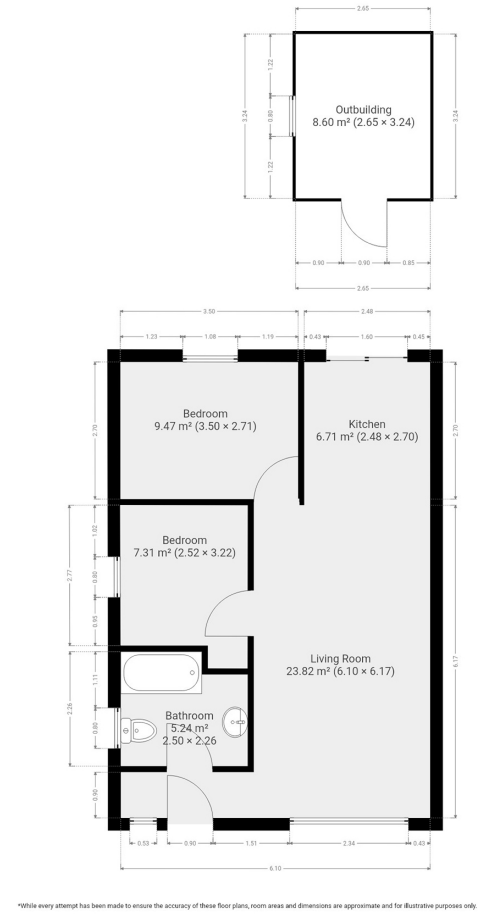
Bedroom 2: Bedroom 2. (2.70m x 2.61m)
Large double bedroom with free standing wardrobes and wooden floor.

Bathroom

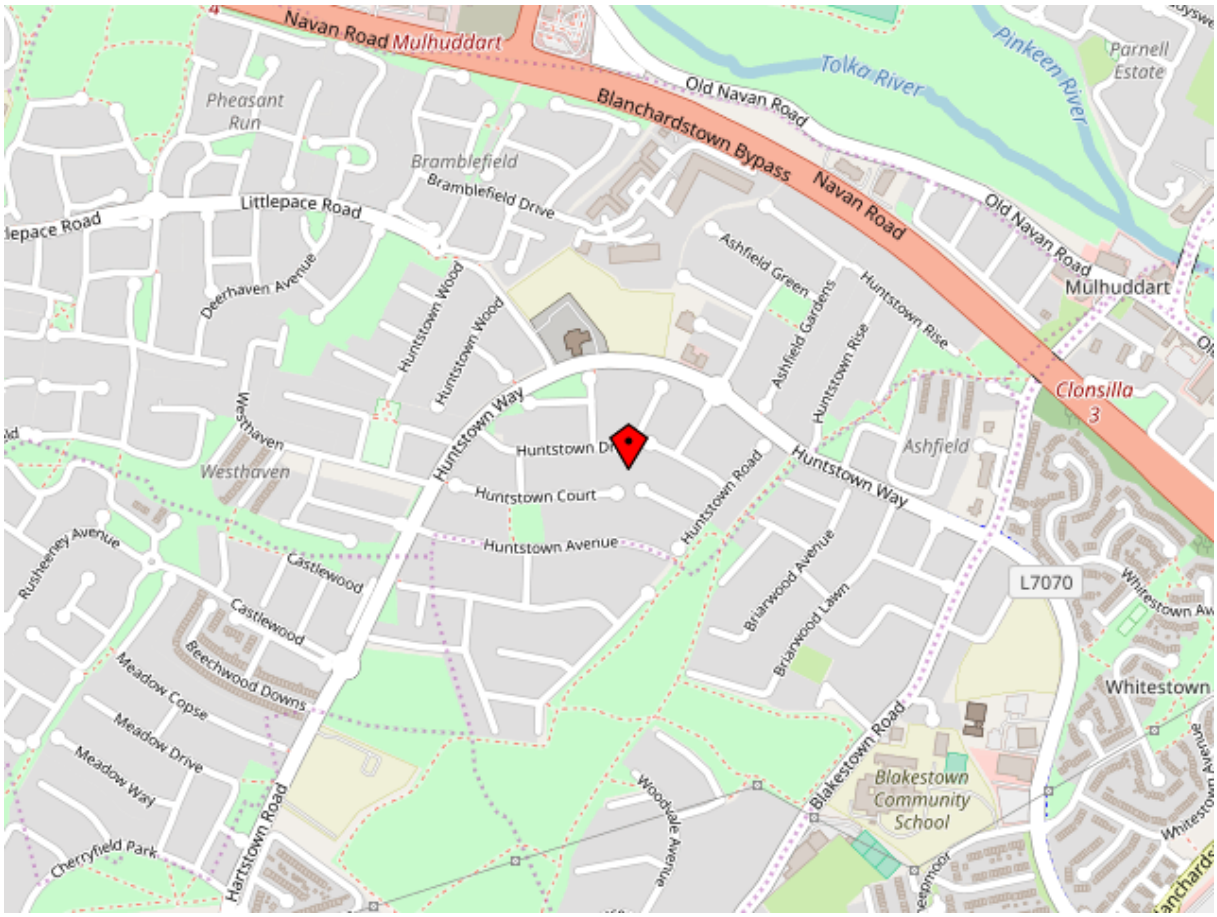
Bathroom: Family Bathroom. (2.73m x 1.54m)
Newly fitted bathroom with tiled floor and part tiled walls.
Bath with shower over, w.c and w.h.b.

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.



*While every attempt has been made to ensure the accuracy of these floor plans, room areas and dimensions are approximate and for illustrative purposes only.



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.