

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

52 St Mochtas Green
Clonsilla
Dublin 15



Duffy Auctioneers are delighted to present this superb B rated family home in St Mochtas Green, Clonsilla, Dublin 15. This truly magnificent three bed family home is superbly located on a mature road in this highly desirable location just off Clonsilla Road and only a short stroll to Coolmine Station with Shops and schools close by. This stunning three bed property is finished to a very high standard throughout benefitting from plenty of natural light and surrounded by a south facing landscaped garden. Accommodation briefly comprises of entrance hall with wooden floor and understairs storage, stunning fully fitted kitchen with wooden floor next to a large open plan dining room with wooden floor and patio door to the landscaped south facing garden. Double doors lead to the large living room with wooden floor. The upstairs accommodation is exceptional boasting three large bedrooms two with fitted wardrobes plus a fully fitted family bathroom with tiled floor and bath with shower over. The large south facing rear garden is private and secure with an extra-large side entrance. To the front there is secure off-street parking for two cars. This superb location is much sought after due to its proximity to Coolmine Station, the Blanchardstown Shopping centre and the M50/N3 motorway. This beautiful property must be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

A.M.V. €450,000

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Features

Superb three bed B Rated family home C 98 Sq. mts.
In Showroom condition with many extras included in the sale.

Stunning living room with wooden floor

Large open plan kitchen/ dining area with wooden floor

Three large Bedrooms two with fitted wardrobes and carpet floor.

Master bedroom with carpet floor and fitted wardrobes.

Fully fitted family bathroom with bath and shower over PVC double glazed windows and doors.

Gas fitted Central Heating

Superb location on mature road, within walking distance of shops and schools.

Large south facing rear garden with patio and garden shed.

Prime residential location within walking distance of Coolmine Station.

Entrance Hall

Entrance Hallway (5.08m x 2.08m)

With wooden floor and understairs storage area.

Living Room

Living Room (4.95m x 3.27m)

Stunning living room with wooden floor and double doors to dining room.

Dining Room

Dining Area (5.04m x 2.85m)

Open plan dining area with wooden floor and patio door to the south facing back garden with patio area and shed.

Kitchen

Kitchen (3.69.m x 2.42m)

Fully fitted kitchen with lino floor.

Large work surface with integrated appliances.

Outside Features

Stunning south facing rear garden with large side entrance.



Bedroom 1

Master Bedroom. (4.08m x 3.05m)

Large double bedroom with fitted wardrobes and carpet floor.

Bedroom 2

Bedroom 2. (4.06m x 3.08m)

Large double bedroom with built in wardrobes and carpet floor.

Bedroom 3

Bedroom 3. (3.09m x 2.36m)

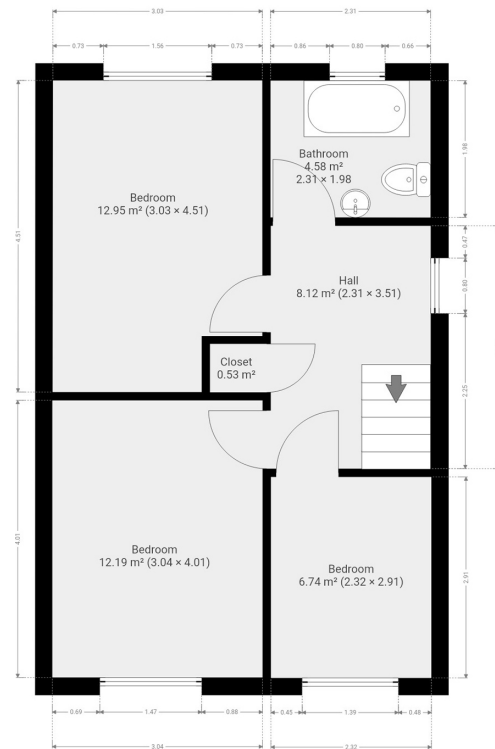
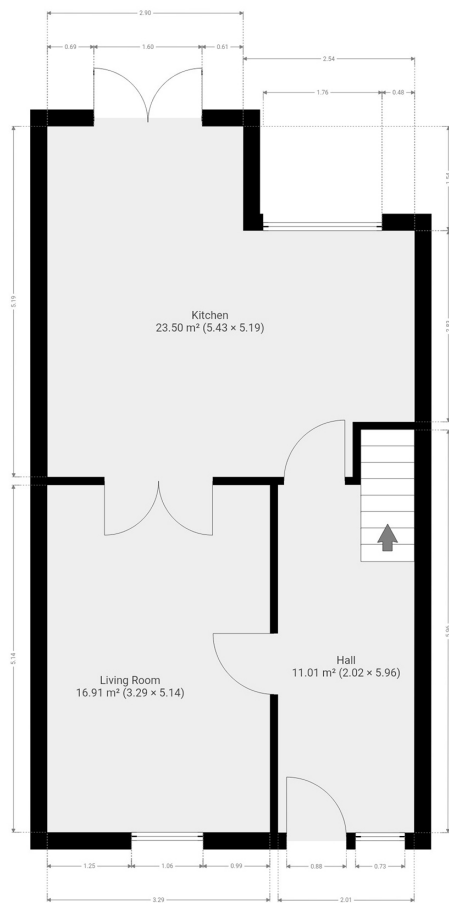
Single bedroom with free standing wardrobes and wooden floor.

Bathroom

Family Bathroom. (2.37m x 2.06m)

Fully fitted family bathroom with tiled floor and bath with shower over, w.c and w.h.b.





*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

