

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

53 Castlegrange Green
Clonee
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this stunning, B-rated, three-bedroom family home in Castlegrange, Clonee, one of the most sought-after developments in Dublin 15. This impressive residence enjoys a central location within this quality-built development, just off Phibblestown Road and only a few minutes' walk from shops, schools and Clonsilla Train Station. Meticulously maintained and upgraded by the present owner, the property is beautifully presented and occupies an enviable position overlooking a large green area. The bright and spacious accommodation extends to approximately 104 sq. m. and has been tastefully decorated throughout. Special features include a Shaker-style fitted kitchen with integrated appliances, porcelain tiling and feature lighting. The spacious, southwest-facing living room has a wooden floor, feature fireplace and double doors leading to the large balcony. Upstairs, there are three generously sized bedrooms, including a main bedroom with en-suite, together with a fully fitted family bathroom. The property is further enhanced by a private, southwest-facing balcony with a sunny orientation. To the front, there is ample parking overlooking the large green area. This highly sought-after location is within easy reach of Blanchardstown Shopping Centre, local schools, shops, Clonsilla Train Station and the M50 and N3 road networks. This property must be viewed to be fully appreciated and is sure to appeal to a wide range of purchasers. Viewing is highly recommended.

A.M.V. €395,000

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Features

Superb B-rated, three-bedroom family home overlooking a large green area
Presented in showroom condition, with many extras included in the sale
Spacious living room with wooden flooring and double doors leading to a southwest-facing balcony
Shaker-style fitted kitchen with an extensive range of wall and floor units
Integrated kitchen appliances
Three generously sized bedrooms, including a main bedroom with en-suite
Wooden flooring in the entrance hallway
Understairs storage
PVC double-glazed windows
Porcelain tiling in the bathrooms
Gas-fired central heating
Private southwest-facing balcony
Ample parking
Management fee: EUR1,500 per annum

Entrance Hall

Entrance Hallway (6.26m x 1.90m)
With wooden flooring, understairs storage and access to the guest WC.

Guest toilet (1.49m x 1.39m)
With tiled floor, WC and wash-hand basin

Living Room

Living Room (4.83m x 4.64m)
Bright and spacious living room with wooden flooring.
Double doors lead to the southwest-facing balcony

Dining Room

With tiled floor.

Kitchen

Kitchen/ Dining Room (6.19m x 2.82m)
Impressive Shaker-style fitted kitchen with an extensive range of wall and floor units, generous worktop space and tiled splashback. A range of integrated appliances is included, comprising an oven, hob, fridge-freezer and dishwasher.

Outside Features

Superb southwest facing balcony.
Excellent location overlooking a large green.



Bedroom 1

Master Bedroom. (4.82m x 3.50m)
Large double bedroom with fitted wardrobes and carpet flooring.

Ensuite

En-Suite. (2.70m x 1.41m)
Fully fitted en-suite with tiled floor, partially tiled walls, shower, WC and wash-hand basin

Bedroom 2

Bedroom 2. (4.40m x 2.58m)
Double bedroom with fitted wardrobes and wooden flooring.

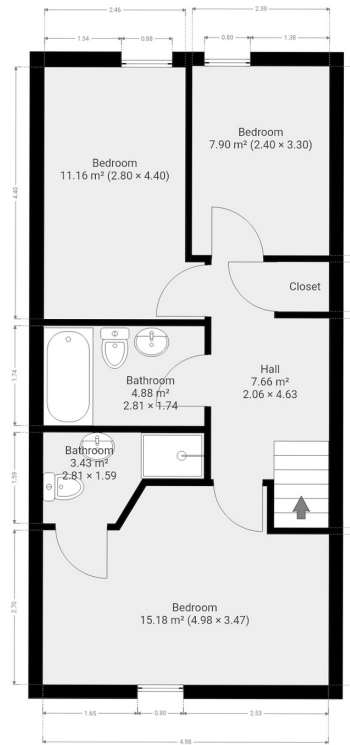
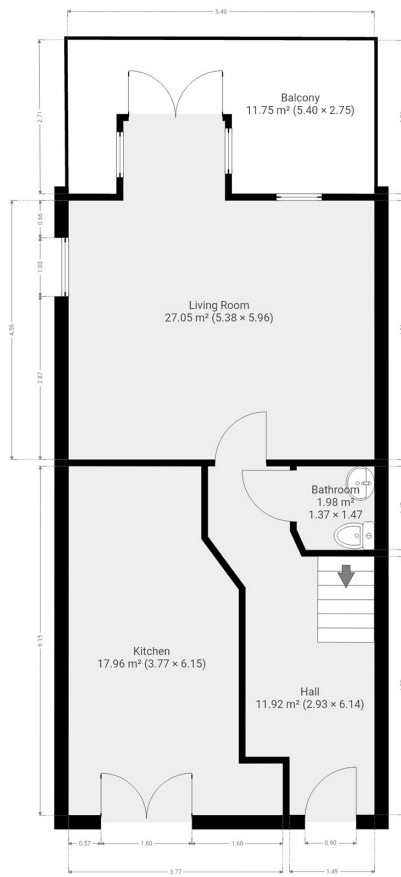
Bedroom 3

Bedroom 3. (3.40m x 2.28m)
Single bedroom with fitted wardrobes and wooden flooring.

Bathroom

Family Bathroom. (2.71m x 1.78m)
Family bathroom with tiled floor, partially tiled walls, bath, WC and wash-hand basin.





*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.

