

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

27 The Grove
Hunters Run Clonee
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 little pace road 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 south facing landscaped gardens. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1076 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 and guest toilet, stunning living room with Feature fireplace and wooden floor, separate dining room with wooden floor, a large fully fitted kitchen/dining area with lino floor. To the rear you have a wonderful back garden with shed. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a fully fitted family bathroom with bath and shower over. Outside: Large driveway with off street parking for three cars. The rear garden is private and secure with a large side entrance. Excellent property and well worth a view

A.M.V. €445,000

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 family home overlooking a large green.
(C 1076 Sq. Ft.)
In Showroom condition with many extras incl in sale
Wonderful living room with feature fireplace and wooden floor.
Fully fitted kitchen with lino floor, all appliances included in sale.
Separate dining room with wooden floor and patio door to garden.
Three large bedrooms with master en-suite.
Extensive rear garden with shed.
Gas fired central heating.
Double glazed windows.
Security Alarm system.
Excellent off-street parking for three cars.
Prime residential location on mature cul de sac.

Entrance Hall

Entrance Hallway
4.57m x 1.79m

With wooden floor with alarm control panel.

Guest Toilet

1.56m x 0.80m

Guest w.c fully tiled, w.c and w.h.b.

Living Room

Living Room
5.78m x 3.43m

Bright stunning room with bay window and wooden floor with Feature fireplace.

Dining Room

With wooden floor and double doors to living room.

Kitchen

Kitchen/Dining area
5.70m x 2.45m

Modern fully fitted kitchen with lino floors and tiled splash back.

Dining area with lino floor.

Outside Features

Large rear garden with shed.
Excellent off street parking for three cars.



Bedroom 1

Master Bedroom.

3.73m x 3.49m

Bright and spacious double bedroom with fitted wardrobes and carpet floor

Ensuite

En-Suite

1.80m x 1.48m

With tiled floor, shower cubicle, w.c. and w.h.b.

Bedroom 2

Bedroom 2.

4.50m x 2.86m

Large double bedroom with fitted wardrobes and carpet floor.

Bedroom 3

Bedroom 3.

3.02m x 2.43m

Single bedroom with fitted wardrobes and carpet floor

Bathroom

Family Bathroom

2.35m x 1.79m

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



