

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

35 Sorrel Dale
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this truly magnificent, four bed semi-detached family home superbly located on a mature cul de sac in this highly desirable location just off Shelerin road and a short stroll to Coolmine train station. 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 landscaped gardens. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1313 sq. ft. This superb location is only minutes away from all local amenities and services including Coolmine Station, the Blanchardstown Shopping Centre and The M50/N3 Motorway. Accommodation briefly comprises of entrance hall with tiled 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 tiled floor. To the rear you have a wonderful back garden with deck and garden shed. The upstairs accommodation is exceptional boasting four large bedrooms with master en-suite and a fully fitted family bathroom with bath and shower over. Outside: Driveway with off street parking. The rear garden is private and secure with a gated side entrance. Excellent property and well worth a view

A.M.V. €495,000

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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 four bed family home (C1313 Sq. Ft.)
In Showroom condition with many extras incl in sale
Wonderful living room with feature fireplace and wooden floor.
Fully fitted kitchen with tiled floor, all appliances included in sale.
Separate dining room with wooden floor.
Four large bedrooms with master en-suite.
Extensive rear garden with patio and shed.
Fitted wardrobes in all bedrooms
Gas fired central heating.
Double glazed windows.
Security Alarm system.
Excellent off-street parking for two cars.
Prime residential location on mature cul de sac.
Within walking distance of Coolmine station.

Entrance Hall

Entrance Hallway
5.10m x 1.82m

With tiled floor with alarm control panel.

Guest Toilet
1.79m x 0.77m

Guest toilet with tiled floor and window

Living Room

Living Room
5.94m x 3.85m

Bright stunning room with wooden floor and Feature fireplace.

Dining Room

Dining Room
4.38m x 2.95m

Stunning light filled room with wooden floor and door to the landscaped back garden with shed.

Kitchen

Kitchen/Dining area
6.97m x 2.70m

Modern fully fitted kitchen with tiled floors and splash back.
All appliances included in the sale. Patio door to landscaped back garden with shed.

Utility Room

Utility Room
1.64m x 1.29m

Utility room with white goods and extra storage.

Outside Features

West facing rear garden with shed.
Newly fitted deck area with access to the dining room and kitchen.



Bedroom 1

Master Bedroom.

4.40m x 2.89m

Bright and spacious double bedroom with built in wardrobes and carpet floor

Ensuite

En-Suite

2.05m x 1.99m

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

Bedroom 2

Bedroom 2.

4.16m x 3.06m

Large double bedroom with fitted wardrobes and carpet floor.

Bedroom 3

Bedroom 3.

3.43m x 2.83m

Large double bedroom with fitted wardrobes and carpet floor.

Bedroom 4

Bedroom 4.

2.92m x 2.65m

Single bedroom with fitted wardrobes and carpet floor

Bathroom

Family Bathroom

2.08m x 1.80m

Fully Tiled floor, bath with shower over, w.c, and w.h.b.



