

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

86 Allendale Square
Clonsilla
Dublin 15



Quite simply a fabulous opportunity to acquire one of the finest owner occupied two bed, two bath apartments to come to the market in the mature and popular residential area of Allendale Square, Clonsilla. This stylish and contemporary third floor two-bedroom apartment has been recently upgraded with taste and flair throughout and boasts bright and spacious accommodation of c 800 sq. ft.

It is evident on entering this stunning property has been lovingly maintained over the years and it is presented in impeccable condition enjoying superb, elevated views across the grounds. Accommodation briefly comprises of entrance hall with wooden floor, open plan living room with fitted units and wooden floor and a fully fitted designer kitchen with tiled floor. The bedroom accommodation is exceptional, boasting two large double bedrooms both with pull down beds and master en-suite plus a recently upgraded family bathroom.

Superbly located close to all major amenities including Clonsilla Station, the Blanchardstown Shopping Centre and the M50/N3 motorways.

We strongly recommend viewing without delay.

A.M.V. €290,000

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Features

Features:

Stunning two bed third floor apartment c74.4 Sq mts
In showroom condition with many extras incl in sale.
Superb open plan living/dining room with extra built in pull
down double bed and wooden floor.
Two double bedrooms both with wooden floor.
Master bedroom with fitted pull-down double bed.
Shaker style fitted kitchen with integrated appliances,
Designer Family Bathroom with porcelain tiling throughout.
Recently updated with two pull down double beds.
Double Glazing Throughout
Recently upgraded Electric Storage Heating.
Unrivalled location just a short stroll from Clonsilla Train
Station,
Management fee EUR1600 p.a.

Entrance Hall

Entrance Hall
(8.17m x 1.26)

Bright and spacious entrance hallway with wooden floor,
feature lighting and cloakroom.

Living Room

Livingroom/dining room
(5.15m x 3.99)

Stunning spacious light filled room with attractive fitted
units and wooden floor. Beautiful lighting finish off a truly
exquisite room.

Dining Room

With wooden floor and patio door to balcony.

Kitchen

(4.87m x 2.53m)

Shaker style fitted kitchen with ample wall and floor units.
Integrated units include dishwasher, fridge freezer, and
washing machine. Electric fan oven with hob and extractor
fan. Porcelain tiled floor and feature lighting.

Outside Features

Overlooking large green area.



Bedroom 1

Master Bedroom.

(4.39m x 2.84m)

Stunning master bedroom with pull down double bed and wooden floor. Additional fitted units include extra storage and study desk.

En-Suite (2m x 1.77m)

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

Ensuite

En-Suite (2m x 1.77m)

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

Bedroom 2

Bedroom 2.

(3.46m x 3.m)

Large bright and spacious double bedroom with pull out bed, free standing wardrobes and wooden floor

Bathroom

Family Bathroom.

(2.47m x 2.27)

Stunning recently upgraded family bathroom with bath and shower over, porcelain tiled floor and walls. Wc and whb.

Bath with tiled surround and feature lighting.



