

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

4 Rusheeny Green  
Clonsilla  
Dublin 15



Rarely does the opportunity arise to acquire such a unique and attractive property as No 4 Rusheeny Green, Clonsilla Dublin 15. This truly magnificent B rated, four bed semi-detached family home with a separate one bed apartment attached to the side is superbly located on a mature cul de sac in this highly desirable location just off Huntstown Way and only 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 landscaped gardens. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1453 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 lino floor and guest toilet, stunning living room with Feature fireplace and lino floor, separate dining room with lino floor, a large fully fitted kitchen/dining area with tiled floor. Off the hallway there is a large double bedroom with tiled floor. This bedroom could be used as a playroom or additional living room if required. To the rear you have a wonderful back garden with side entrance and two garden sheds. 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: Driveway with off street parking. The rear garden is private and secure with a large side entrance. Excellent property and well worth a view

**A.M.V. €440,000**

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## Features

Superb four bed B Rated family home (C 1453 Sq. Ft.)  
Separate one bed apartment with own side entrance attached.

In Showroom condition with many extras incl in sale

Wonderful living room with feature fireplace.

Fully fitted kitchen with tiled floor, all appliances in sale.

Separate dining room with patio door to garden.

Four 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 two cars.

Prime residential location on large corner site overlooking green.

## Entrance Hall

Entrance Porch

1.93m x 2.20m

With wooden floor with alarm control panel.

Entrance Hallway

4.80m x 1.77m

With lino floor with alarm control panel.

## Living Room

Living Room

3.73m x 2.68m

Bright stunning room with lino floor and Feature fireplace.

## Dining Room

Dining Room

3.73m x 2.69m

Large bright room with lino floor with patio door to the landscaped back garden with shed

## Kitchen

Kitchen/Dining area

4.97m x 2.52m

Modern fully fitted kitchen with tiled floors and splash back.

Dining area with tiled floor.

## Utility Room

Apartment to the side.

6.45m x 3.56m

Self-contained own door apartment to the side with side entrance.

Open plan living/dining area with fully fitted kitchen. Pull down bed.

En-suite 1.59m x 1.63m

Fully tiled with shower cubicle. W.c and w.h.b.

Patio door to patio area and side entrance.

## Outside Features

Large back garden with side entrance.



### Bedroom 1

Master Bedroom.

3.68m x 3.18m

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

### Ensuite

En-Suite

2.08m x 1.29m

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

### Bedroom 2

Bedroom 2.

3.m x 3.42m

Large double bedroom with fitted wardrobes and wooden floor.

### Bedroom 3

Bedroom 3.

2.63m x 2.28m

Single bedroom with wooden floor

### Bedroom 4

Bedroom 4. Downstairs off hallway.

2.72m x 2.28m

Double bedroom with tiled floor that could be used as playroom or extra living room.

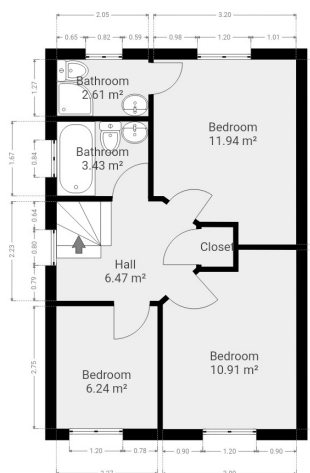
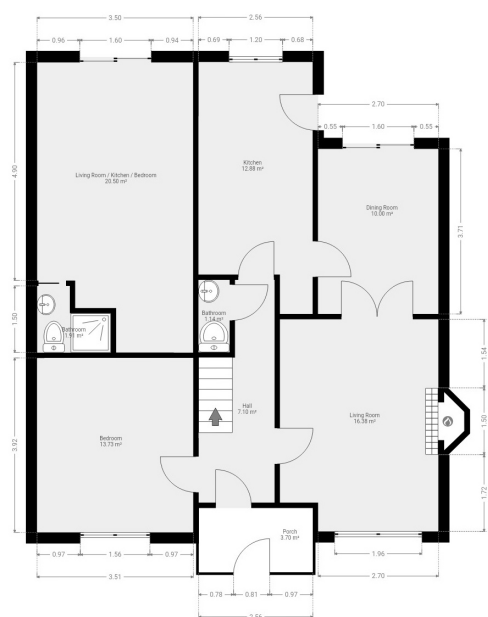
### Bathroom

En-Suite

2.08m x 1.29m

With tiled floor, shower cubicle, 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.

