

FOR SALE BY PRIVATE TREATY

Gross Internal Area: c. 106.54m²

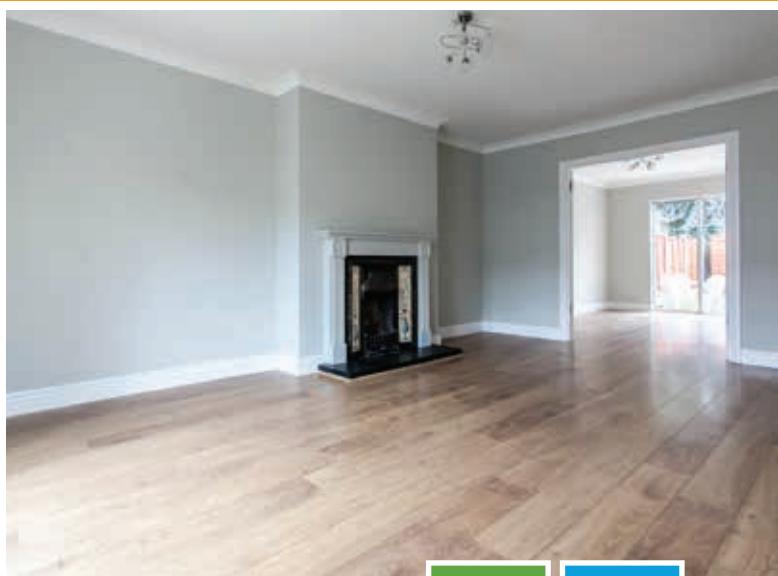
BER Rating: C2 **BER No.:** 110738564 **EPI:** 196.26 kWh/m²/yr

**PAUL
TOBIN**

ESTATES



10 Deerhaven Park, Clonee, Dublin 15



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4 bed semi-detached family home with South-West facing garden for sale in Deerhaven Park, Clonee.

This four bedroom semi-detached house with two receptions is located in the popular and sought after area of Littlepace just off the N3 / M3 Dublin / Navan road. The property has just been prepared and updated for the market by Paul Tobin Estates offering a fresh and neutral canvas for the new owner.

Downstairs, the property benefits from spacious living accommodation. There are two reception rooms; the main sitting room to the front of the house and a further living / family room or formal dining room to the rear, which opens out to a patio area in the rear garden. To the rear of the house is the spacious kitchen / dining room, which has a storage / utility cupboard. In the hallway there is an understairs WC.

Upstairs benefits from new carpets and light fittings throughout, which gives this property a lovely clean and never lived in ambience. There are four good sized bedrooms, all with fitted wardrobes. The master bedroom overlooks the front of the house and has an ensuite shower room with new glass door. There

are three further bedrooms, one at the front and two overlooking the rear garden. The main bathroom benefits from a window and a brand new bath. The bright landing area benefits from a window, which attracts extra natural light.

As well as carpets and light fittings, some appealing improvements have been made to this fine property for the market. It has been freshly painted throughout in a contemporary and neutral colour scheme and new blinds have been fitted throughout. Other items, such as door handles, hinges and some bathroom taps & fittings have also been upgraded. Extra insulation has also been added to the attic.

Deerhaven Park is located in the sought after area of Little Pace just off the N3 / M3 Dublin / Navan road. The property is situated in a quiet location in this family



oriented area only a short walk to local amenities, which include schools, shops, pubs and restaurants. The M50 can be easily accessed via the N3 and Blanchardstown Shopping Centre is only a short distance away. Dublin City Centre is c.9km away. The area is serviced by Dublin Bus, however train stations can be easily accessed in Clonsilla, Castleknock or Dunboyne.

To arrange a viewing contact the Selling Agent; Paul Tobin on 01 902 0092 or 086 827 1556.

FEATURES

- South-West facing rear garden
- Off street parking
- Alarm system
- 2 receptions
- 4 bedrooms
- 2 bathrooms + WC
- New bath in main bathroom
- Fitted wardrobes in all bedrooms
- New carpets throughout upstairs
- New blinds throughout
- New kitchen hob
- New light fittings
- Freshly painted throughout
- Some new bathroom fittings
- New door handles & hinges
- Added attic insulation

ACCOMMODATION

Downstairs

Hallway (4.59 x 1.14 @ shortest width / 1.98 wider width at front door) – Front door with full length panel windows to both side with decorative stained glass inserts, wooden flooring, ceiling light fitting, radiator, skirting, coving, alarm control pad, fuse box, phone point, heating thermostat control, single plug socket.

Guest WC (1.72 x 0.94) – Positioned under the stairs, window to side of property, WC, wash basin, ceiling light, skirting.

Sitting Room (5.26 x 3.88 + bay window of 1.59 x 0.61) – A spacious & bright room positioned to the front of the property. Bay window with blinds, wooden flooring, fireplace with decorative mantle, cast iron / decorative tile surround & grate (open fire), skirting, coving, radiator, centre light fitting, 2 double plug sockets, 1 single plug socket, double doors leading to Dining Room.

Dining Room (4.04 x 2.94) – Wooden flooring, skirting, coving, centre light fitting, 2 double plug sockets, radiator, double doors to Sitting Room, sliding patio doors to Rear Garden.

Kitchen (5.87 x 2.94 less utility cupboard of 0.79 x 0.92) – A spacious Kitchen with dining area located to the rear of the property. With fitted Shaker style units, tiled splash backs, work tops, stainless steel sink & drainer, window overlooking rear garden, plus window in dining area to side of house both with blinds, vaulted timber ceiling in kitchen area, door to Rear Garden with blind, skirting, 2 ceiling light fittings, dishwasher, integrated hob & oven, extractor hood, dishwasher, free standing fridge / freezer, vinyl flooring, radiator, 3 double plug sockets in kitchen area plus one in dining area, doors to Hallway and Dining Room.

Cupboard (0.92 x 0.79) – A storage cupboard which also houses the washing machine and boiler.

Upstairs –

Landing area (3.37 x 0.97 + 1.80 x 2.63 at top of stairs) – Carpet, window to side of house, hotpress, doors off to all bedrooms and main bathroom, ceiling light fitting.

Master Bedroom (3.23 x 4.13 including fitted wardrobes) – Carpet, fitted wardrobes, window to front of property with blind, radiator, ceiling light fitting, skirting, plug socket.

Ensuite (1.20 x 2.25) – Tiled shower unit with new sliding glass door & mains pump shower, WC, wash basin, carpet, radiator, ceiling light, extractor fan.

Bedroom 2 (2.96 x 4.28 including fitted wardrobe) – Carpet, fitted wardrobe, window overlooking rear garden, radiator, skirting, centre light, 2 double plug sockets plus 1 single.

Bedroom 3 (2.76 x 3.00) - Carpet, fitted wardrobe, window overlooking rear garden, radiator, skirting, centre light, 2 double plug sockets.

Bedroom 4 (2.64 x 1.97 plus fitted wardrobe & shelving 0.77 x 1.15) - Carpet, fitted wardrobe, window overlooking front of property, radiator, skirting, centre light, double plug socket.

Main Bathroom (1.68 x 1.95) – Bath with new panel & shower screen, shower attachment, walls tiled around bath, WC, wash basin, radiator, window to side of property, carpet, skirting, ceiling light.

Front garden – With private driveway.

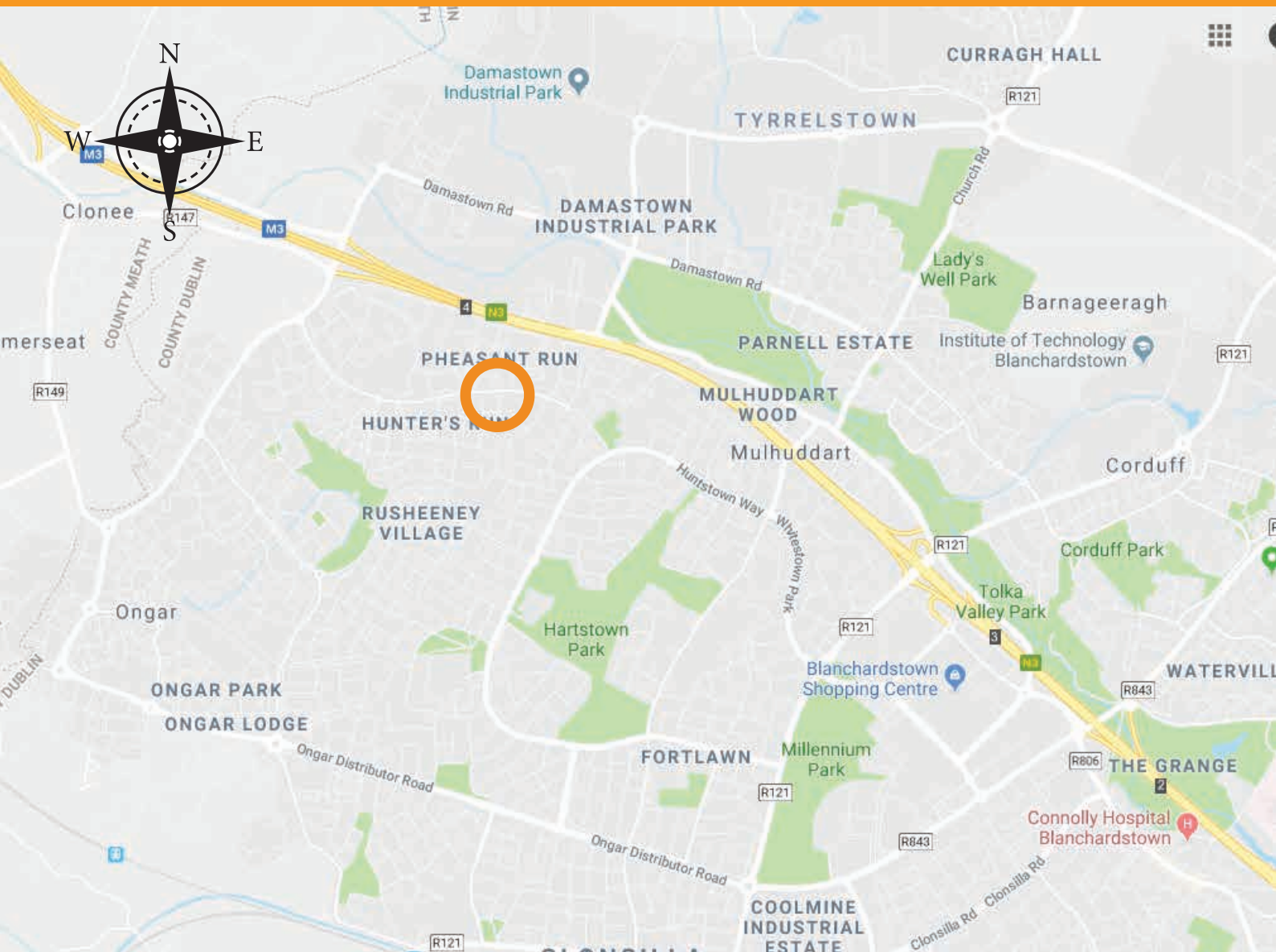
Rear garden – South-West facing rear garden with lawn, patio area and shed.

SERVICES

Gas fired central heating, mains water







**Boutique Estate Agent in
Blanchardstown Village**

PSRA Licence No: 003786

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