



8 Willow Wood View

Clonsilla, Dublin 15, D15 XKW0.



3



1



95 sq.m



(01) 490 3201



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

The property is situated in a quiet cul-de-sac, close to a host of local amenities in Clonsilla including fantastic primary and secondary schools, an abundance of shops with Blanchardstown Shopping Centre just a stone's throw away. For transport, the M1, M3 and M50 allow easy access to the national motorway network and Dublin Airport, along with a QBC servicing the City Centre continually.

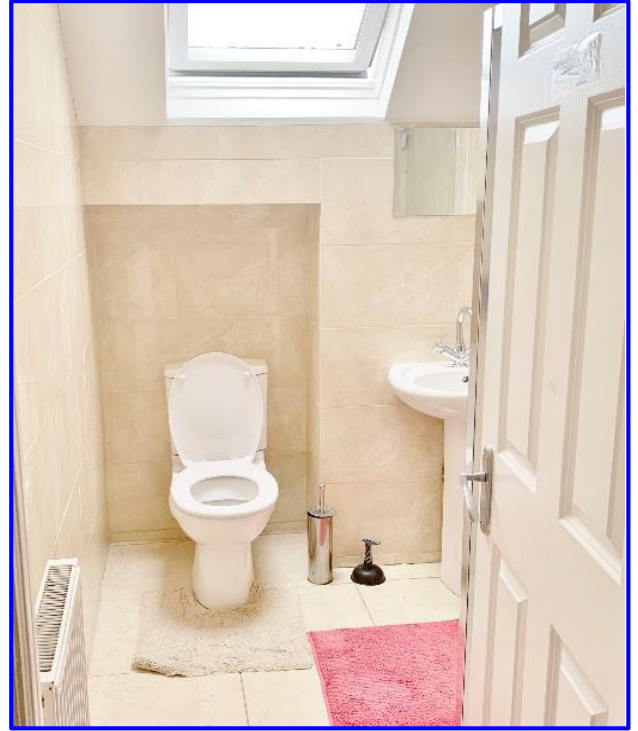
DESCRIPTION:

J P & M Doyle are delighted to present this unique three bedroom, semi-detached, dormer style bungalow to the market. The owners have recently upgraded this house into a contemporary and deceptively spacious, light filled house extending to C.95 sq. m / 1022 sq. ft , and transforming it into a modern family home. Having undergone a complete refurbishment over recent years, the property offers the purchaser a turn-key home in this quiet cul-de-sac location. The property also benefits from off street parking, front garden and side access to a large rear garden of c. 132 sq m / 1425 sq ft. Accommodation briefly comprises of Porch, Entrance Hallway, Kitchen, Breakfast Room, Living Room, Downstairs Bedroom, Upstairs Landing with Hot Press, Family Bathroom & a further Two Bedrooms.

ACCOMMODATION:

Porch	2.18m (7'2") x 1.09m (3'7")	Features Tiled Floor & Sliding Door
Entrance Hallway	3.73m (12'3") x 1.92m (6'4")	Feature Oak Stair Case, Tiled Flooring & Understairs Storage
Kitchen	2.64m (8'8") x 2.16m (7'1")	Feature Floor and Wall Storage Units, Stainless Steel Sink & Plumbed for a Washing Machine, Tiled Floor & Splash Back, Ceiling Coving
Breakfast Room	3.97m (13'0") x 3.07m (10'1")	Features Tiled Flooring, Ceiling Coving & Patio Door to Garden
Living Room	4.23m (13'11") x 3.27m (10'9")	Features Open Fire Place with Timber Surround, T.V. Point, Laminated Wood Flooring & Ceiling Coving.
Bedroom 1	3.44m (11'3") x 2.19m (7'2")	





UPSTAIRS

Landing

1.71m (5'7") x 1.67m (5'6")

with Hotpress Storage

Bathroom

2.06m (6'9") x 1.68m (5'6")

W.C., W.H.B., Shower Fitted with an Electric Triton T90SR, Tiled Flooring & Walls

Bedroom 2

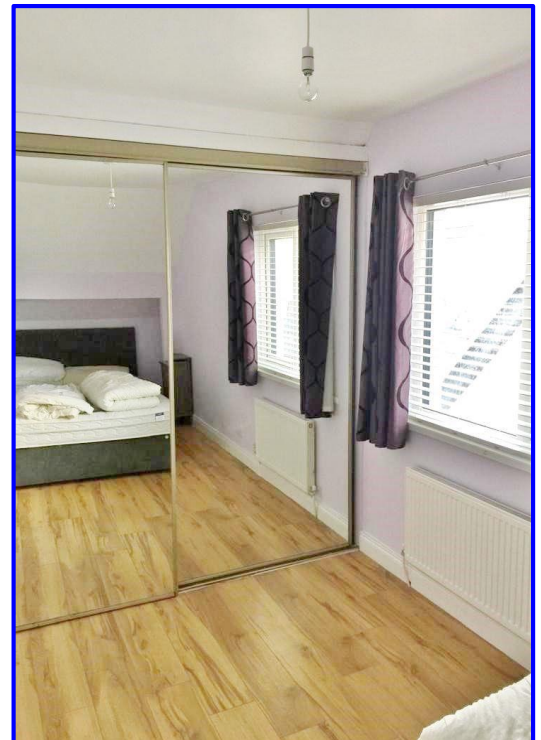
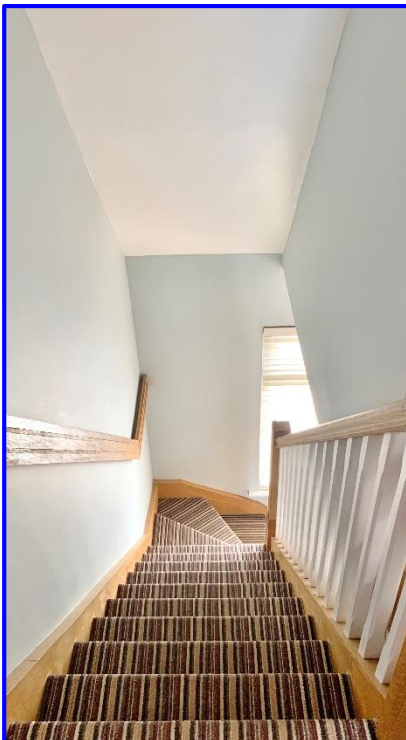
4.26m (14'0") x 2.21m (7'3")

Features Attic Eave Storage & Velux Window

Bedroom 3

4.26m (14'0") x 2.28m (7'6")

Features Fitted Storage



Outside

- Off Street Parking & Garden To The Front
- Side Access to Large Rear Garden C.54 Ft Long with Patio
- Storage Shed (3.14m X 2.42m)

Services

- Main Water And Sewage
- ESB Power
- Cable T.V
- Gas Fired Central Heating



VIEWING:

BY APPOINTMENT ONLY

BER:

C3 (100714815)

PRICE REGION:

€265,000



JP&M
DOYLE

Established. 1952

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PSRA Licence: 002264

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