

38 Bramblefield View, Clonee, Dublin 15



Guide €340,000

3 bedroom semi-detached house

For Sale

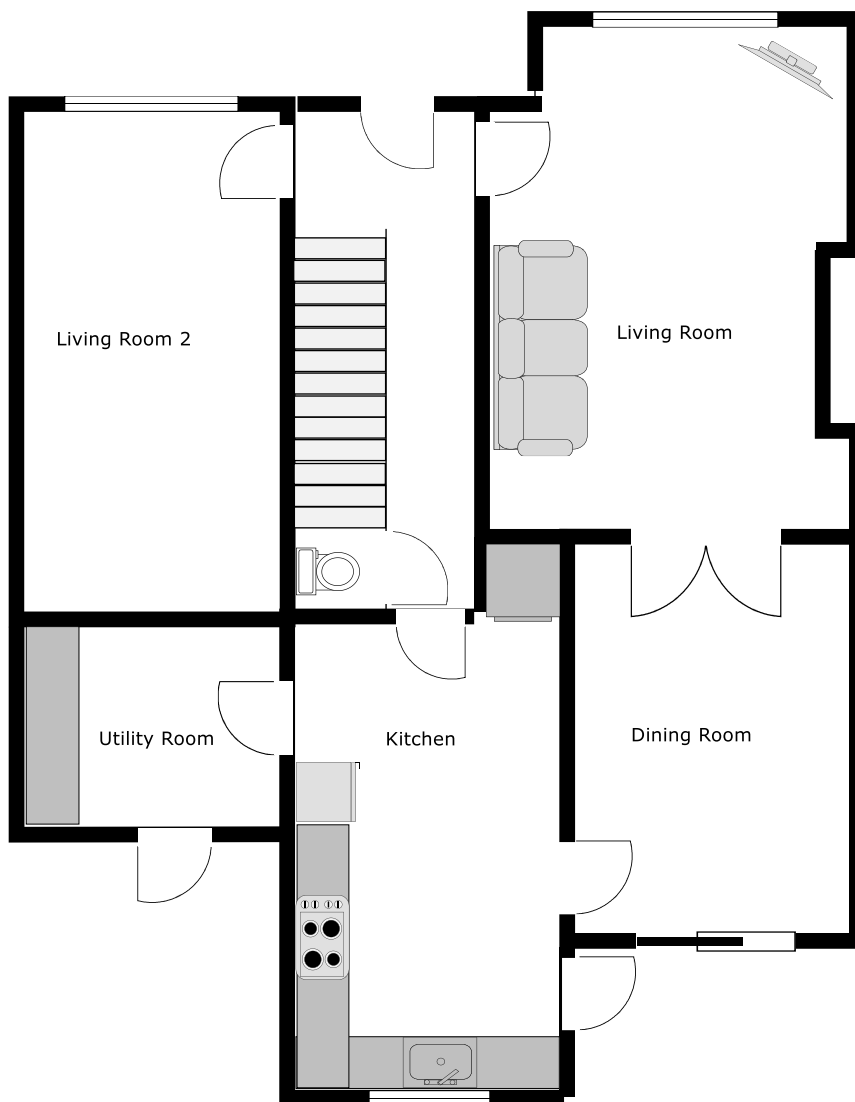
109 Sq. m. / 1,173 sq. ft.

Large 3 bed corner site property.

Conveniently located adjacent to N3.

Two large living rooms.

DOWNSTAIRS – 38 Bramblefield View



38 Bramblefield View

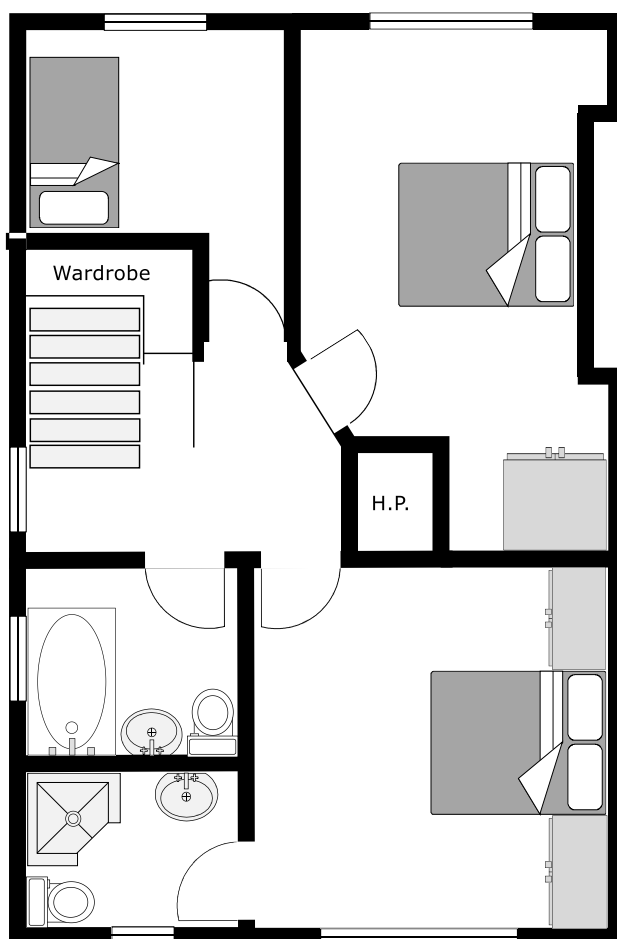
Downstairs floorplans

Not to exact scale, for guideline purposes only

Hallway	Wooden flooring with carpeted stairs.
Living Room	3.9m x 3.4m. The living room is bright and airy with a statement fire place. Wooden flooring leading into the dining room.
Dining Room	3.2m x 3.7m. Wooden flooring with sliding patio doors leading out to the rear garden.
Kitchen	5.3m x 2.5m. Upgraded kitchen with tiled flooring, access to garden.
Utility room	2.3m x 2.0m. Tiled floor with storage presses and sink. Access to garden via back door.
Downstairs WC	WC and wash hand basin.
Garden	Large corner garden with side access.



UPSTAIRS – 38 Bramblefield View



38 Bramblefield View

Upstairs floorplans

Not to exact scale, for guideline purposes only

Master bedroom	3.3m x 4.0m. Wooden flooring with built in wardrobes with overhead presses.
Ensuite	1.9m x 1.5m Corner shower, WC, sink, window.
Front Bedroom	4.0m x 3.0m. Wooden flooring with fitted wardrobes.
Single Bedroom	2.3m x 2.0m. Wooden flooring with fitted wardrobes and storage shelves.
Family Bathroom	1.9m x 1.8m. Tiled floors, tiled area around bath, window, WC and wash hand basin.



Get Property Estate Agents are delighted to offer 38 Bramblefield View to the sales market. This large three-bedroom semi-detached house is in excellent condition and benefits from a large corner site with large rear garden. Built in 1999, this home is a sizable 109 sq. m.

On entering this beautifully-presented home you are greeted with a bright living room with a statement fireplace that extends through double doors into a dining room with sliding patio doors that open out to the back garden. The dining room also leads into the upgraded kitchen with utility room which both have access to the rear garden. This home comes with a large second reception room to the front of the house with the utility room to the rear.

The property briefly consists of a living room, dining room, kitchen with utility room, downstairs wc and second reception room. Upstairs there are three bedrooms; two doubles and one single all with built in wardrobes and wooden flooring, and a family bathroom. Outside there is large driveway to the front of the house which provides parking and there is a large garden at the rear of the property.



Bramblefield is a much sought-after development in a superb location within walking distance to all local amenities including schools, shops and is also close to bus the 39 & 70 bus routes, offering excellent public transport to and from Dublin City Centre. This home is also ideally located close to Clonée Village and Blanchardstown Shopping Centre with its wide variety of facilities and the M50/N3 Motorways.

Terms:

For Sale by Private Treaty
Viewing strictly by appointment only

BER:

BER: D2
BER No. 104081476
EPI: 267.26 kWh/m²/yr

Negotiator Handling Sale:

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