

For Sale By Private Treaty



62 Hansfield

Clonee, Dublin 15

BER C3

4 Bedroom Semi Detached House
c.139sq.m. / 1,500sq.ft.



FINNEGAN
Menton



Location:

Located just off the N3 Dublin to Cavan road, and near to the M50 motorway, with a good train and bus service to the capital to boot, Clonee's attraction for house buyers is obvious.

Close to Clonsilla Railway Station and the new Luas cross city project is currently under construction.

When it is finished, there will be a cross-platform interchange with the Maynooth rail line, which serves Clonee via Clonsilla (making it easier to get to Maynooth University) and commuters will be able to hop on the linked-up red and green Luas lines.

Description:

Finnegan Menton are proud to present this spacious 4 bedroom semi-detached family home in excellent decorative condition with a new ivory fitted kitchen and completely repainted throughout. This home has 4 large bedrooms, 3 bathrooms, living room, dining room, playroom, sunroom and open plan kitchen / breakfast area.



Features:

- New luxury Ivory fitted kitchen with larder and kitchen island
- 4 bedroom semi with playroom and sunroom
- Completely repainted white throughout
- Junckers solid timber floor
- Piped cable TV
- Small private cul de sac
- Curtains, carpets, blinds and light fittings included
- All kitchen appliances included as per brochure
- 3 bathrooms of a high quality
- Garden shed and timber deck included
- Maintenance free exterior
- External tap
- Apple tree in rear garden
- Built in 1999 by McInerney Homes
- Beside large green area
- One minute walk to Hazelbury Park
- Dublin bus 39, 70, 109 and 270
- Close to shops, schools, parks and churches

Floor Area: c.139sq.m. / 1,500sq.ft.

Ground Floor

Entrance Hall

c.1.93m x 5.49m

Large entrance hall, timber floor, alarm panel, coving and centre rose, telephone point, double doors to the living room.

Living Room

c.5.42m x 4.12m

Large living room, black marble fireplace with open fire, coving and centre rose, bay window, TV point, telephone point, double doors to dining area.



Kitchen

c.3.46m x 3.21m

New ivory fitted kitchen units with built in larder press and large island. All kitchen appliances including Samsung American style fridge freezer, new built in Belling cooker, microwave, Samsung gas 4 ring hob, Smeg dishwasher, complete wall and floor tiling, Velux roof lights.



Utility Room

c.1.88m x 1.59m

Tiled floor, counter, plumbed for washing machine.

Dining Room

c.3.92m x 4.52m

Timber floor, patio door to conservatory, large living room area, open plan into kitchen.

Sunroom

c.2.52m x 4.11m

Tiled floor, door to rear garden, cooling fan and light fitting included.



Playroom / Bedroom 5

c.2.64m x 4.41m

Can be used as a playroom or fifth bedroom if required. TV point.

First Floor

Bedroom 1 (front left)

c.2.66m x 4.10m

Double bedroom, carpet, fitted wardrobe.

Bedroom 2 (master)

c.4.40m x 3.15m

Large double bedroom, carpet, bay window, fitted wardrobes and presses, telephone and TV point.



Ensuite

c.1.35m x 2.36m

White bathroom suite comprising WC, whb, shower, wall and floor tiling, mirror, storage, press and vanity cabinet included.

Bedroom 3 (back left)

c.2.55m x 3.54m

Double bedroom, fitted wardrobe, TV point.

Bedroom 4 (back right)

c.2.18m x 2.92m

Single bedroom, fitted wardrobe, carpeted.

Bathroom

c.1.91m x 1.92m

White bathroom suite comprising WC, whb, Jacuzzi bath, wall and floor tiling, Triton T90xr electric shower.



Schools:

Clonee is well set up for primary schools, including Educate Together branches in both Hansfield (Barnwell Road) and Castaheany (Ongar Village) as well as the Mary Mother of Hope Primary School in the St Charles Houben building in Littlepace and St Peters in Dunboyne. At secondary level, besides Pobal Scoil Setanta, there is an Educate Together Secondary School in Hansfield, while St David's College in Dunboyne is also popular.

Transport:

Served by Hansfield Station in nearby Ongar, Dunboyne Station and Clonsilla, trains can be taken to the Dublin Docklands, via Dublin City, and to Dunboyne and MS Parkway in the opposite direction. Clonee Village is accessible by Dublin Bus routes 70 (Baggot St-Dunboyne) and 270 (Blanchardstown Shopping Centre-Dunboyne). Bus Eireann routes 109 (to/from Cavan) and 105 (to/from Fairyhouse racecourse) also serve Clonee.

Heating:

Gas fired central heating.

Outside:

South facing front garden with parking. Rear garden c.8m x 10.5m

BER:

B.E.R.: C3 222.54kWh/m2/yr
B.E.R. Number: 108006008

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Glenn Burrell on 01 614 7900

Price:

On Application.



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954

PARTICULARS TO BE NOTED: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2. All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. The particulars are set out as general guidance for the intending purchaser or lessor and do not constitute, nor constitute part of an offer or contracts. 4. No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. Ordnance Survey Ireland Licence No. AU0000411. Subject to contract / contract denied. PSR Licence No. 001954. Brochure by www.evolutionvisuals.com