

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

2 Warrenstown Place  
Blanchardstown  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 2 Warrenstown Place, a stunning three-bedroom family home strategically located at the end of a mature cul de sac and within walking distance of the Blanchardstown shopping centre. An excellent opportunity to acquire this beautifully presented property that has been meticulously maintained and upgraded by its present house-proud owners offering a turn key home to any discerning purchaser. This superb location is only minutes away from all local amenities and services including Blanchardstown Shopping Centre and The M50/N3 Motorway. Accommodation briefly comprises of entrance hallway with under stairs storage, living room with feature fireplace and carpet floor, a newly fitted high gloss kitchen with tiled floor and patio doors to the landscaped back garden. Upstairs off the landing there are three large bedrooms with master en-suite and a family bathroom.

Outside: Private parking for two cars. The rear garden is private and secure with a large side entrance. This property has to be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

A.M.V. €260,000

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## Features

Beautiful three bed semi detached family home.  
In Showroom condition with many extras incl in sale.  
Newly fitted kitchen and dining area.  
Excellent location at end of mature cul de sac.  
Extensive rear garden with side entrance.  
Gas fired central heating.  
Double glazed windows.  
Monitored Security Alarm system.  
Multiple telephone and TV points.  
Excellent off-street parking for 2 cars.

## Entrance Hall

Entrance Hallway

5.79m x 1.27m (19 x 4.17)

Tiled floor with under stairs storage cupboard.

## Living Room

Living Room

5.79m x 3.82m (19 x 12.55)

Bright stunning room with carpet floor and feature fireplace.

## Kitchen

Kitchen/Dining area

5.18m x 3.048m (17 x 10)

Newly fitted high gloss kitchen with ample wall and floor units, tiled floor and splash back. Dining area with patio doors to garden.

## Outside Features

Off street parking for two cars.





### Bedroom 1

Master Bedroom.

3.89m x 2.94m (12.79 x 9.67)

Bright and spacious double bedroom with fitted wardrobes and carpet floor.

### Ensuite

En Suite

2.90m x 0.91m (9.54 x 3)

Fully tiled, WC, w.h.b. and shower

### Bedroom 2

Bedroom 2.

3.42m x 2.74m (11.25 x 9)

Double bedroom with carpet floor and fitted wardrobes

### Bedroom 3

Bedroom 3.

3.42m x 2.43m (11.25 x 8)

Single bedroom with carpet floor and fitted wardrobes

### Bathroom

Family Bathroom

2.43m x 2.10m (8 x 6.9)

Fully fitted with tiled walls and floor, bath with shower over, w.c and w.h.b.



