

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

5 Grove Gardens  
Blanchardstown  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this unique and attractive two bed apartment in Verdemont Blanchardstown Dublin 15.

This excellent property enjoys an enviable position on the ground of this quality-built development next to the Blanchardstown Shopping center and just ten minutes' walk to Coolmine station. In immaculate condition throughout, it boasts a very spacious living/ dining room with feature fireplace and doors to the large patio area, quality fitted kitchen with integrated appliances, private wraparound patio off the living room and bedrooms, two double bedrooms with built in wardrobes and master en-suite plus a fully tiled family bathroom. This excellent location is much sought after due to its close proximity to Coolmine Train Station, The Blanchardstown Shopping Centre and the M50/N3 motorways. This is a terrific opportunity to acquire a fully furnished two-bed apartment in an excellent location within walking distance of all major amenities. Viewing is highly recommended.

A.M.V. €220,000

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### Features

Large two bed apartment C. 754 Sq. ft.

In excellent condition throughout.

Being sold fully furnished

Stunning living area with wooden floor and feature fireplace.

Two Spacious Double Bedrooms with built in wardrobes.

Master bedroom with en-suite bathroom, fully tiled.

Large patio with access to the inner gardens.

Electric storage central heating.

Double Glazing Throughout

Intercom System.

Within walking distance of the Coolmine train station.

### Entrance Hall

Entrance Hall (16.22 x 3.50) (4.94m x 1.18m)

Entrance hallway with large storage cupboard.

### Living Room

Living room (21.59 x 14.66) (6.58m x 4.46m)

Stunning room with wooden feature fireplace with black slate surround set on slate hearth. UPVC double glazed doors leading to patio and gardens

### Kitchen

Kitchen. /Dining area

(10.35 x 5.38) (3.15m x 1.63m)

Modern fully fitted kitchen with all appliances included in sale. Dining area with wooden floor

### Outside Features

Private gardens to rear.





### Bedroom 1

#### Master Bedroom

(18.66 x 8.45) (5.68m x 2.57m)

Large double bedroom with wooden floor and fitted wardrobes. TV point and double sockets and uPVC window.

### Ensuite

En-suite (6 x 5.60) (1.82m x 1.70m)

Fully tiled en-suite with shower cubicle, w.c and w.h.b.

### Bedroom 2

#### Bedroom 2.

(14.84 x 8) (4.52m x 2.43m)

Double bedroom with fitted wardrobes, double sockets and uPVC door to patio.

### Bathroom

#### Family Bathroom

(8 x 5.55) (2.43m x 1.69m)

Fully fitted bathroom with bath with and shower over, fully tiled, extractor fan, and w.c. w.h.b.



