

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

1 Woodview Grove  
Blanchardstown  
Dublin 15



Rarely does the opportunity arise to acquire such a unique property as No 1 Woodview Grove, Blanchardstown, with Full Planning Permission for four bed Detached property in the garden to the side. This is a superbly located and well positioned three bed family home with garage to the side C 1400 Sq. Ft situated on a large corner site within ten minutes walking distance of Coolmine Station. In need of modernisation with tremendous potential this wonderful property has been extended to provide excellent family accommodation suitable for any growing family. This superb location is only minutes away from all local amenities and services including Roselawn Shopping Centre, Coolmine Station, and the M50/N3 Motorway.

Accommodation briefly comprises entrance hall with wooden floor and guest toilet, large bright living room with wooden floor and a kitchen/dining room with wooden floor. The upstairs accommodation is excellent boasting three large bedrooms and a fully fitted family bathroom. Outside: Front and side garden with garage and off-street parking for three cars. To the rear you have a wonderful east facing garden with double gates offering a large entrance off Roselawn road.

A.M.V. €495,000

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie

DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. PSRA no. 001325. M.I.P.A.V.

## Features

Full Planning Permission for a Four bed Detached property in the garden to the side.  
Superb three-bed semi-detached property with garage C 1400 Sq. Ft.  
Excellent location on large corner site, at the beginning of mature cull de sac.  
Double gate access off Roselawn road to the rear of garden.  
Large East facing back and side garden.  
Superb living room with wooden floor and feature fireplace.  
Three large bedrooms with wooden floors.  
Garage to the side.  
Oil fired radiator central heating.  
Double-glazed windows.  
Excellent off-street parking for four cars.  
Prime residential location within ten minutes' walk from Coolmine Station.

## Entrance Hall

Entrance Hallway (4.01 x 2.73)  
With wooden floor and guest toilet

## Living Room

Living Room (4.52 x 3.40)  
Large living room with wooden floor and feature fireplace

## Dining Room

Dining room (3.40 x 3.12)  
With wooden floor

## Kitchen

Kitchen/Dining Area (4.36 x 3.78)  
Kitchen/dining area with wooden floor and door to back garden.

## Outside Features

Large site to the side with double gate access to Roselawn road.





### Bedroom 1

Bedroom 1. (4.20 x 3.38)

Large spacious double bedroom with wooden floor and fitted wardrobe.

### Bedroom 2

Bedroom 2. (3.50 x 3.24)

Double bedroom with wooden floor.

### Bedroom 3

Bedroom 3 (3.10 x 2.65)

Single bedroom with wooden floor and fitted wardrobes.

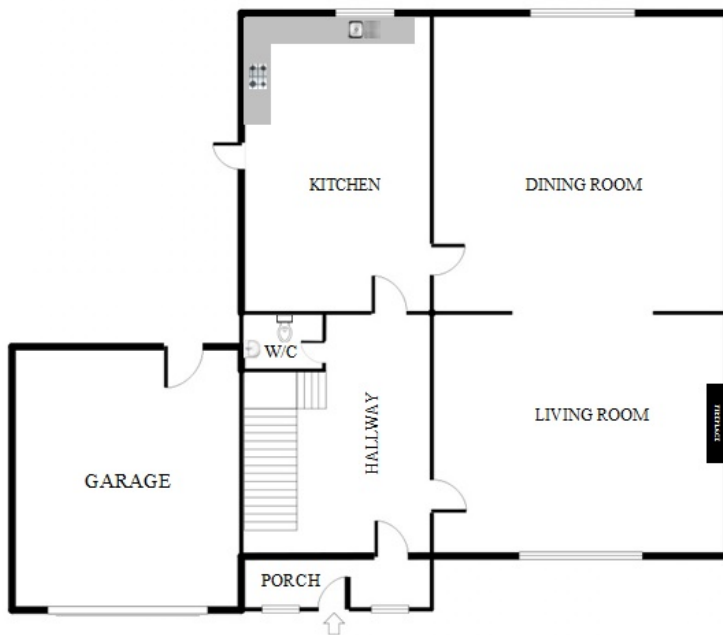
### Bathroom

Family Bathroom (2.37 x 1.69)

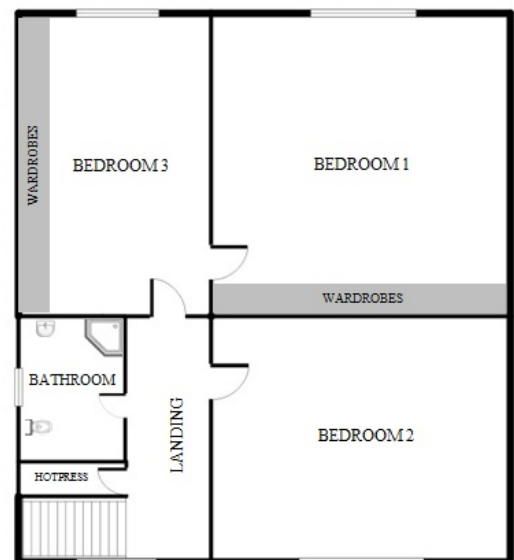
Fully fitted bathroom comprising of shower cubicle, w.c, and w.h.b .



## GROUND FLOOR

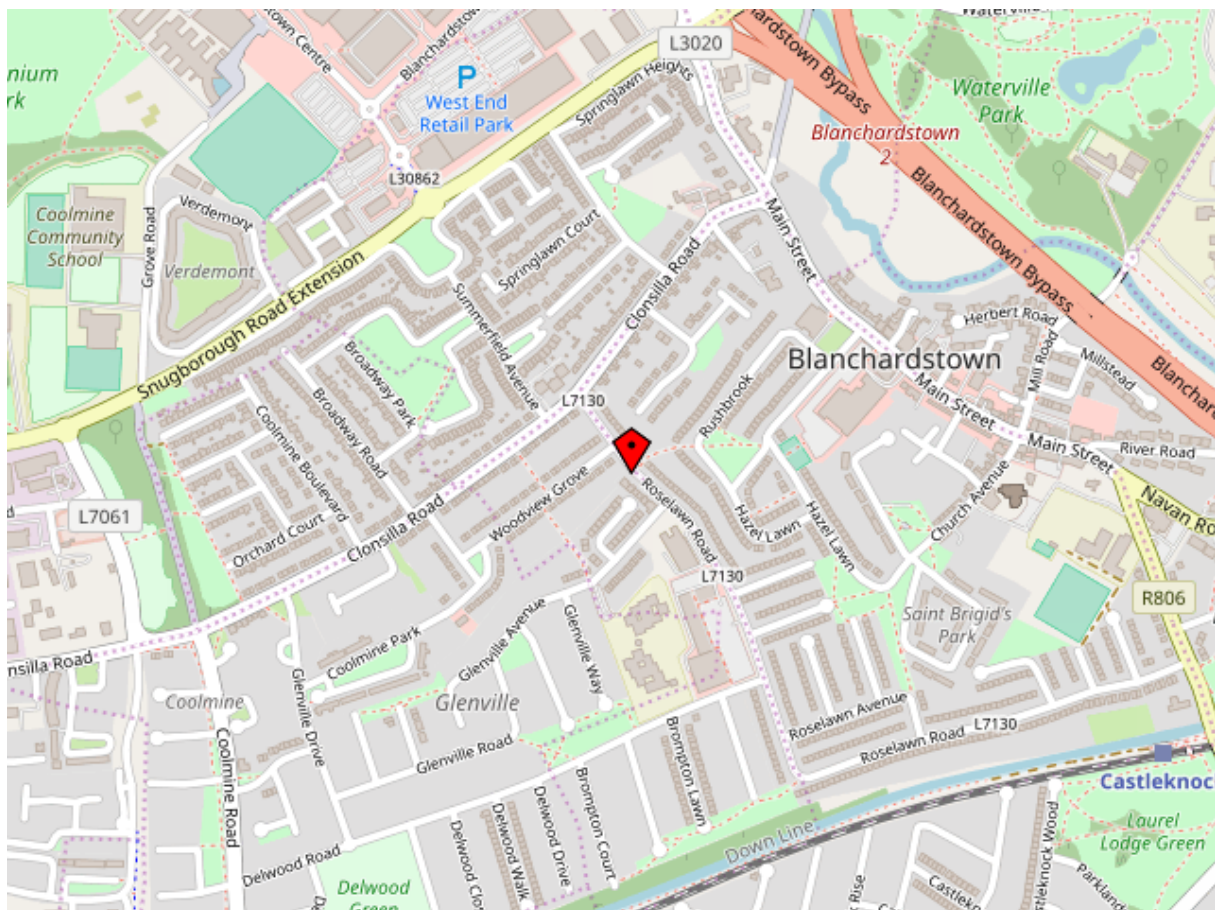


## FIRST FLOOR



FOR REFERENCE PURPOSES ONLY  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser

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