

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

37 Springlawn Close  
Blanchardstown  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 37 Springlawn Close a wonderful two bed end of terrace family home that is presented in superb condition offering quality fittings throughout. This magnificent bright and spacious property is strategically located in this mature and popular residential area and is within fifteen minutes walking distance of Coolmine Station.

In excellent condition throughout, this fantastic family home boasts a large living room with wooden floors and feature fireplace, fully fitted kitchen with tiled floor and a private and secure rear garden. Upstairs off the landing there are two double bedrooms, both with fitted wardrobes and a family bathroom. This superb location is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre, Coolmine Station, the M50/N3 Motorway. The rear garden is private and secure and is over 50 ft in length. Beautiful starter home and well worth the view.

**A.M.V. €270,000**

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## Features

Excellent two bed end of terrace family home  
Being sold fully furnished with many extras incl in sale.  
Within fifteen minutes walking distance of Coolmine station.  
Large Living room with Feature fireplace and wooden floor  
Fully Fitted Modern kitchen with tiled floor.  
Two Large double bedrooms both with fitted wardrobes  
Double Glazed windows.  
Gas Fired Central Heating.  
Large rear garden with patio and shed.  
Superb driveway with off street parking for three cars.  
Excellent location at the end of mature cull de sac.

## Entrance Hall

Entrance hallway (1.55m x 1.22m)  
With tiled floor.

## Living Room

Living room (4.48m x 3.75m)  
Beautiful light filled room with wooden floor and feature fireplace.

## Kitchen

Kitchen/dining room (5.61m x 3.80m)  
Fully fitted Kitchen with tiled floor, ample wall and floor mounted units.  
All appliances incl in sale.

## Outside Features

Outside.  
Off road parking for three cars. Superb rear garden with patio and shed.





### Bedroom 1

Bedroom 1. ( 3.78m x 2.55m)

Large double bedroom with fitted wardrobes and wooden floor.

### Bedroom 2

Bedroom 2. (3.78m x 2.73m )

Large double bedroom with fitted wardrobes and carpet floor.

### Bathroom

Family Bathroom. 9 x 5 ( 2.74m x 1.52m)

Fully Fitted Bathroom with bath and electric shower over WC and whb.  
Tiled floor.



## GROUND FLOOR



## FIRST FLOOR

