

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

41 Martin Savage Park
Ashtown
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market No 41 Martin Savage Park, a superb three bed family home which is presented in impeccable condition throughout. Well-proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. This beautiful three bed property is located in one of Dublin 15 most sought after addresses at the end of Martin Savage Park within five minutes' walk of Ashtown train station and just across the Navan road from the Phoenix Park. Accommodation briefly comprises of entrance hallway with wooden floor, stunning living room with feature fireplace and carpet floor, dining room with feature fireplace and wooden floor and a fitted kitchen with wooden floor. The upstairs accommodation is exceptional boasting three large bedrooms all with built in wardrobes and a fully fitted family bathroom with electric shower. This superb location is only minutes away from all local amenities and services including Ashtown Train station, The Phoenix Park, the M50/N3 Motorway, and a host of local amenities such as schools, shops and frequent public transport to the city centre. Viewing is highly recommended!

A.M.V. €359,000

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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

Magnificent extended three bed family home.
Three large bedrooms all with fitted wardrobes.
Entrance Hallway with wooden floor.
Living room with feature fireplace and carpet floor.
Separate dining room with wooden floor
Fully fitted family bathroom with shower.
Large kitchen with wooden floor and patio doors to garden
East facing garden with block built shed.
Double Glazed Windows
Off street parking to the front
Prime residential location within five minutes' walk of
Ashtown Station and the Phoenix Park.

Entrance Hall

Entrance hallway (4.32m x 1.80m)
Entrance hallway with wooden floor.



Living Room

Living room (3.97m x 3.82m)
Large bright room with carpet floor and feature fireplace.



Dining Room

Dining room (5.66m x 2.86m)
Dining room with wooden floor and feature fireplace.

Kitchen

Kitchen (3.11m x 2.93m)
Newly fitted kitchen with wooden floor, all appliances incl in sale.
Patio doors lead to east facing back garden with block built shed.

Outside Features

Outside:
Rear garden that is fully landscaped with block built shed.
Off street parking.



Bedroom 1

Bedroom 1. (3.96m x 3.16m)

Large double bedroom with fitted wardrobes and carpet floor.

Bedroom 2

Bedroom 2. (3.11m x 2.90m)

Double bedroom with fitted wardrobe and carpet floor.

Bedroom 3

Bedroom 3. (2.94m x 2.36m)

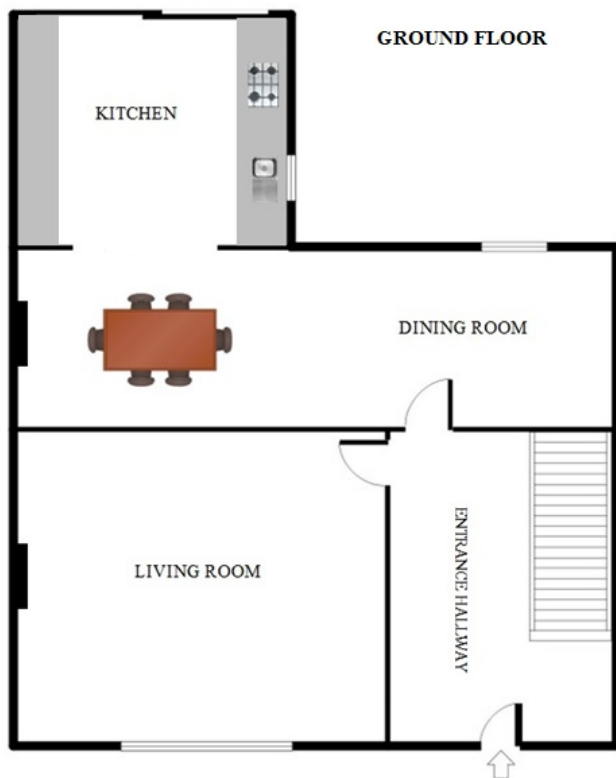
Single bedroom with fitted wardrobes and carpet floor

Bathroom

Family Bathroom. (2.40m x 1.64m)

Fully fitted bathroom comprising shower, w.c., and w.h.b.
Fully tiled floor and walls.





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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