

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

3 Fortlawn Park  
Blanchardstown  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this most attractive three bed family mid terrace family home in this highly regarded development next to Blanchardstown Shopping Centre, Dublin 15. This excellent property enjoys an enviable position in this quality-built development next to shops, schools and the local church. Recently refurbished and in immaculate condition throughout, it boasts a very spacious living room with feature fireplace and wooden floor, quality fitted kitchen/dining room with integrated appliances and patio doors to the landscaped back garden with patio and deck. Upstairs off the landing you have two double bedrooms with built in wardrobes and a single bedroom with wooden floor. Next door you have the wonderful newly fitted family bathroom with bath and shower over. This excellent location is much sought after due to its close proximity to The Blanchardstown Shopping Centre and the M50/N3 motorways. Terrific opportunity to acquire a stunning family home in an excellent location within walking distance of all major amenities. Viewing is highly recommended.

A.M.V. €235,000

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

Superb three bed Family home C. 937 Sq. ft.  
In showroom condition with many extras incl in sale.  
Totally refurbished with triple glazed windows to the front.  
Newly fitted Gas central heating.  
Stunning living room with wooden floor and feature fireplace.  
Three large bedrooms all with built in wardrobes.  
Fully fitted designer kitchen with lino floor.  
West facing Patio area with garden and deck.  
Newly fitted family bathroom.  
Hardwood doors and floors.  
Within walking distance of the Blanchardstown shopping centre.

## Entrance Hall

Entrance Hall (4.64m x 1.78m)  
Entrance hallway with wooden floor and under stairs storage

## Living Room

Living room. (4.69m x 3.26m)  
Stunning room with feature fireplace and wooden floor and hardwood door

## Dining Room

Dining area with wooden floor

## Kitchen

Kitchen. /Dining area  
(5.20m x 3.22m)

Fully fitted kitchen with tiled splash back, stainless steel sink and cooker, extractor fan and lino floor.  
Dining area with lino floor and patio door to the west facing landscaped back garden with deck and patio area.

## Outside Features

Superb west facing back garden with patio and deck





### Bedroom 1

Master Bedroom

(4.26m x 2.84m)

Large double bedroom with fully fitted wardrobes and wooden floor.

### Bedroom 2

Bedroom 2.

(3.52m x 3.17m)

Double bedroom with fitted wardrobe and wooden floor.

### Bedroom 3

Bedroom 3.

(2.94m x 2.91m)

Single bedroom with fitted wardrobe and wooden floor.

### Bathroom

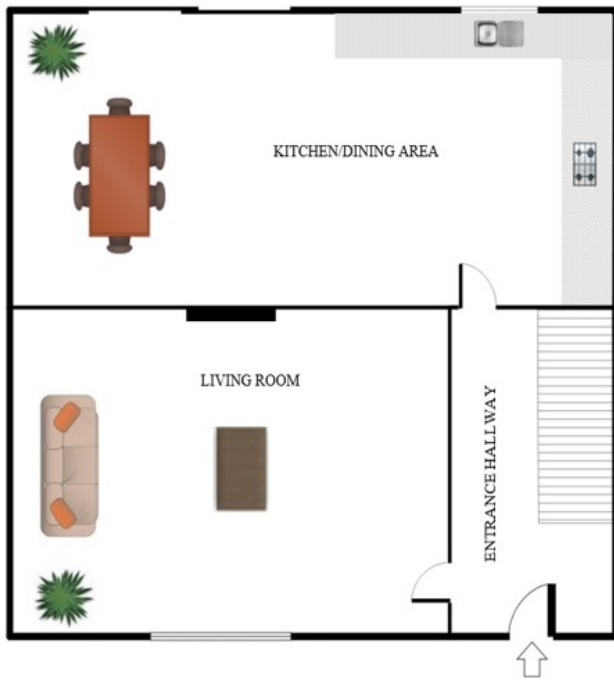
Family Bathroom

(2.06m x 1.78m)

Newly fitted family bathroom with Bath and electric shower over, w.c. w.h.b



## GROUND FLOOR

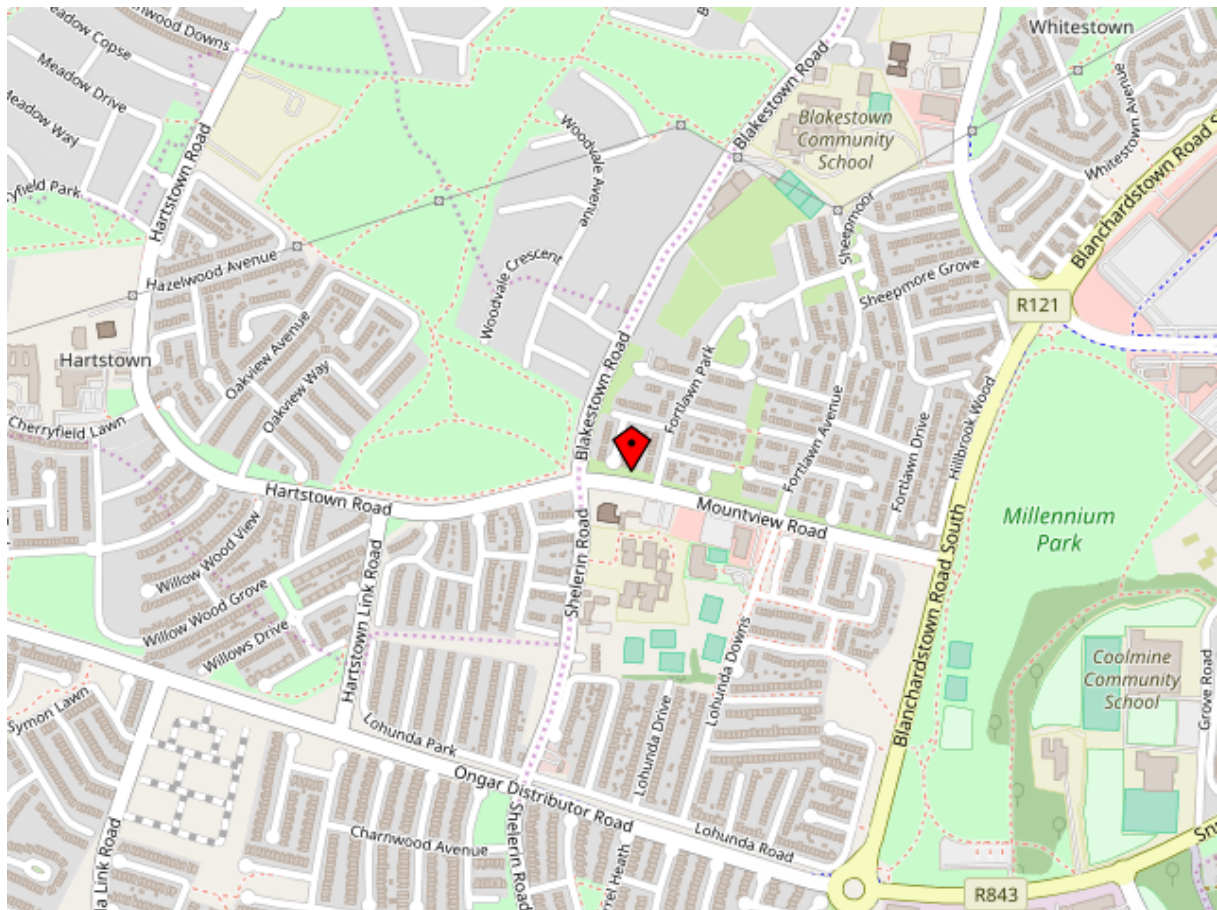


## FIRST FLOOR



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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