

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

161 Waterville Terrace
Blanchardstown
Dublin 15



Duffy Auctioneers take great pleasure in introducing to the market No.161 Waterville Terrace a beautiful three-bedroom residence tucked away in this quiet residential enclave just off the Snugborough Road. This stylish and contemporary own door property is spread out over two levels and extends to an impressive c. 1400sqft/130.sqm. This stunning residence enjoys a most central location in this quiet development just a few minutes' stroll from the Blanchardstown shopping centre. Meticulously maintained and upgraded by the present owner, this fine family home is beautifully presented and enjoys an enviable position in this quality built development overlooking the open grounds of Waterville Park. Accommodation briefly comprises of entrance hallway with wooden floor, stunning living room with hardwood floor and feature fireplace. The superb fully fitted kitchen/dining room has newly tiled floor with access to the utility room next door. Upstairs off the landing there are three large bedrooms with master en-suite and a family bathroom. Off the master bedroom you have a patio door to the extensive south facing balcony overlooking Waterville park. To the front there is secure off-street parking with open green area. We strongly recommend viewing without delay.

A.M.V. €280,000

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Features

Superb own door, three bed family home C 1400 Sq. ft.
In showroom condition with many extras included in sale.

Stunning living room with hardwood floor and Feature fireplace,

Three large bedrooms all with built in wardrobes.

Master bedroom with en-suite bathroom and patio doors to balcony.

Fully fitted kitchen/dining room with a host of integrated appliances.

Separate utility room with tiled floor.

PVC double glazed windows.

Within walking distance of Blanchardstown Village and shopping Centre.

Excellent location overlooking open green in Waterville terrace.

Entrance Hall

Entrance Hall

(1.67m x 1.37m)

Entrance hallway with wooden floor and alarm control panel..

Guest Toilet (1.56m x 1.52m)

With tiled floor w.c and w.h.b.

Living Room

Livingroom

(8.63m x 5.15m)

Spacious light filled room with wooden floor and feature fireplace

Kitchen

Kitchen/ Dining Room.

(5.10m x 3.41m)

Wonderful fitted kitchen and dining room with newly fitted tiled floor.

All appliances incl in sale.

Utility Room. (2m x 1.52m)

With extra storage and connection for white goods.

Newly fitted tiled floor.

Outside Features

South facing balcony overlooking open green area.



Bedroom 1

Master Bedroom.

(5.94m x 3.70m)

Bright and spacious master bedroom with carpet floors and fitted wardrobes.

Patio door leads to south facing balcony.

Ensuite

En-suite

(2.12 x 1.63)

Large en-suite with tiled floor and shower cubicle, WC & w.h.b.

Bedroom 2

Bedroom 2.

(3.82m x 2.87m)

Superb bright and spacious double bedroom with built in wardrobes and carpet floor.

Bedroom 3

Bedroom 3.

(3.81m x 2.17m)

Single bedroom with carpet floor and fitted wardrobes.

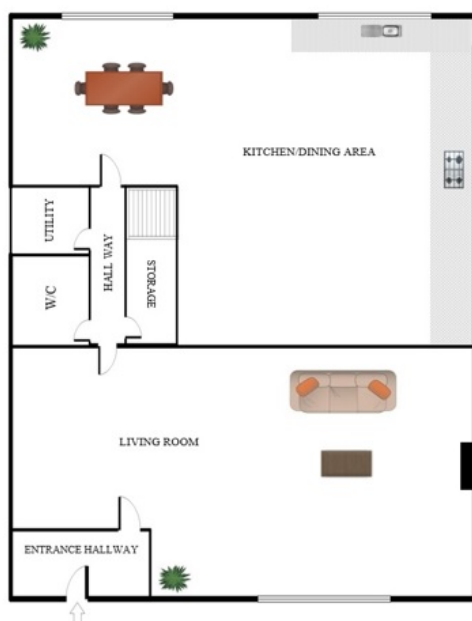
Bathroom

Bathroom. (2.12m x 2m)

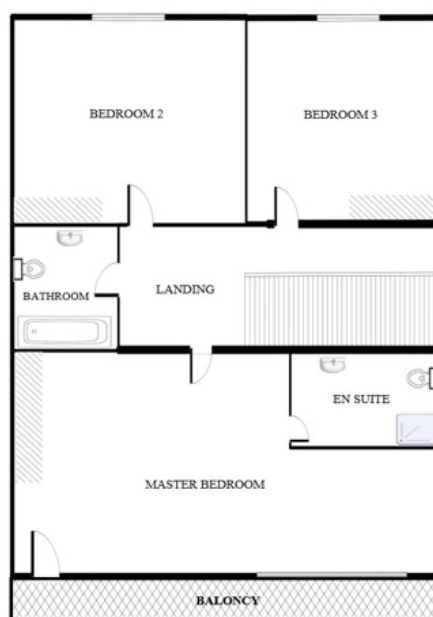
Fully fitted family bathroom with bath and shower over, WC and w.h.b.



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

