

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

40 Coolmine Park
Blanchardstown
Dublin 15



Situated in this mature and well-established enclave of spacious family homes lies No 40 Coolmine Park, a handsome four-bedroom property which is presented in impeccable condition throughout. Well-proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1108 sq. ft. Accommodation briefly comprises of entrance hallway with wooden floor, large living room with feature fireplace and carpet floor, open plan kitchen/dining room with carpet floor and door to the wonderful south east facing garden with block built sheds. Off the hallway there is a superb double bedroom with wooden floor and en-suite bathroom finished to a very high standard with a wet room and door to the back garden. The upstairs accommodation is exceptional boasting three additional bedrooms with carpet floors and a fully fitted family bathroom with bath. This superb mature location is only minutes away from all local amenities and services including Blanchardstown and Roselawn shopping centres, 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. €335,000

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

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Features

Bright and spacious Four-bed family home C 1108 Sq. ft.
Within ten minutes' walk of Francis Xavier school
Castleknock.

Overlooking large green on well-established mature road.
In excellent condition with gas heating and double/glazed
windows.

Four large bedrooms.

Wonderful living room with carpet floor and feature
fireplace.

Bright and spacious open plan kitchen/dining room with
wooden floor.

Large south east facing rear garden with block-built sheds,
not overlooked.

Excellent off-street parking.

Prime residential location on mature road just off the
clonsilla road.

Entrance Hall

Entrance Hallway

4.30m x 1.85m

With wooden floor and under stairs storage

Living Room

Living Room

4.18m x 3.73m

Large living room with carpet floor and feature fireplace

Kitchen

Kitchen/Dining

5.31m x 2.94m

Open plan kitchen/dining room, all appliances included in
sale.

Outside Features

Excellent location on mature road overlooking large green.



Bedroom 1

Bedroom 1
4m x 3.19m

Large spacious double bedroom with carpet floor.

Ensuite

En-suite 2.47m x 1.80

Fully tiled wet room with shower w.c and w.h.b.

Bedroom 2

Bedroom 2.
3.53m x 2.81m

Double bedroom with carpet floor

Bedroom 3

Bedroom 3
2.36m x 2.38m

Single bedroom with carpet floor.

Bedroom 4

Bed 4.

4.30m x 3.01m

Large double bedroom with wet room attached.

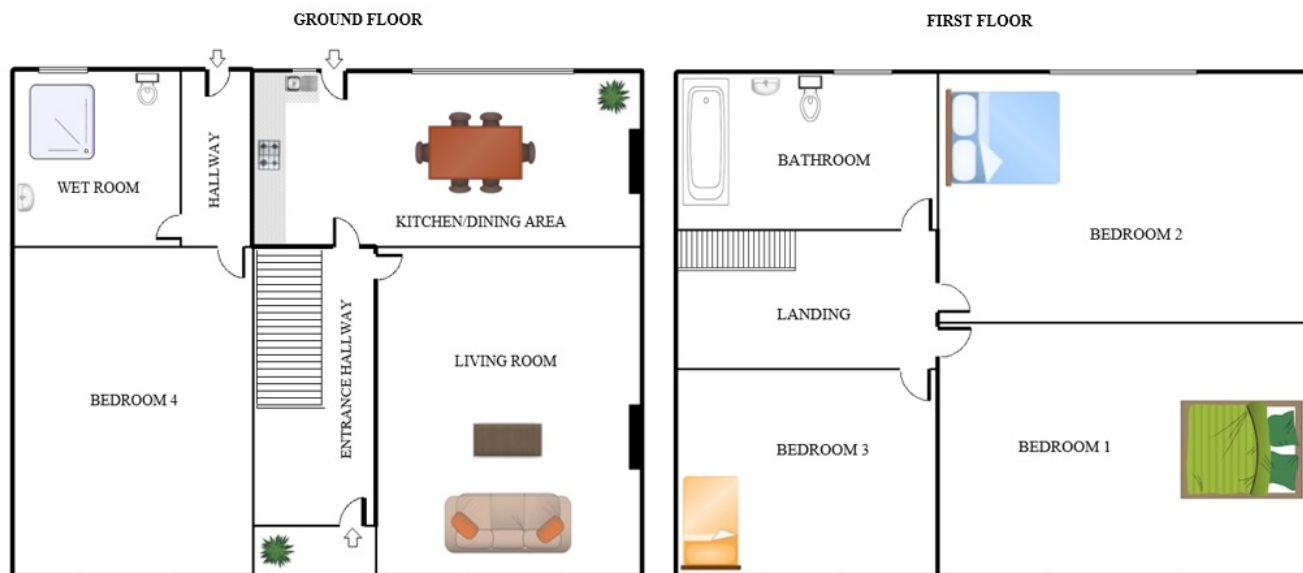
Bathroom

Family Bathroom

2.03m x 1.57m

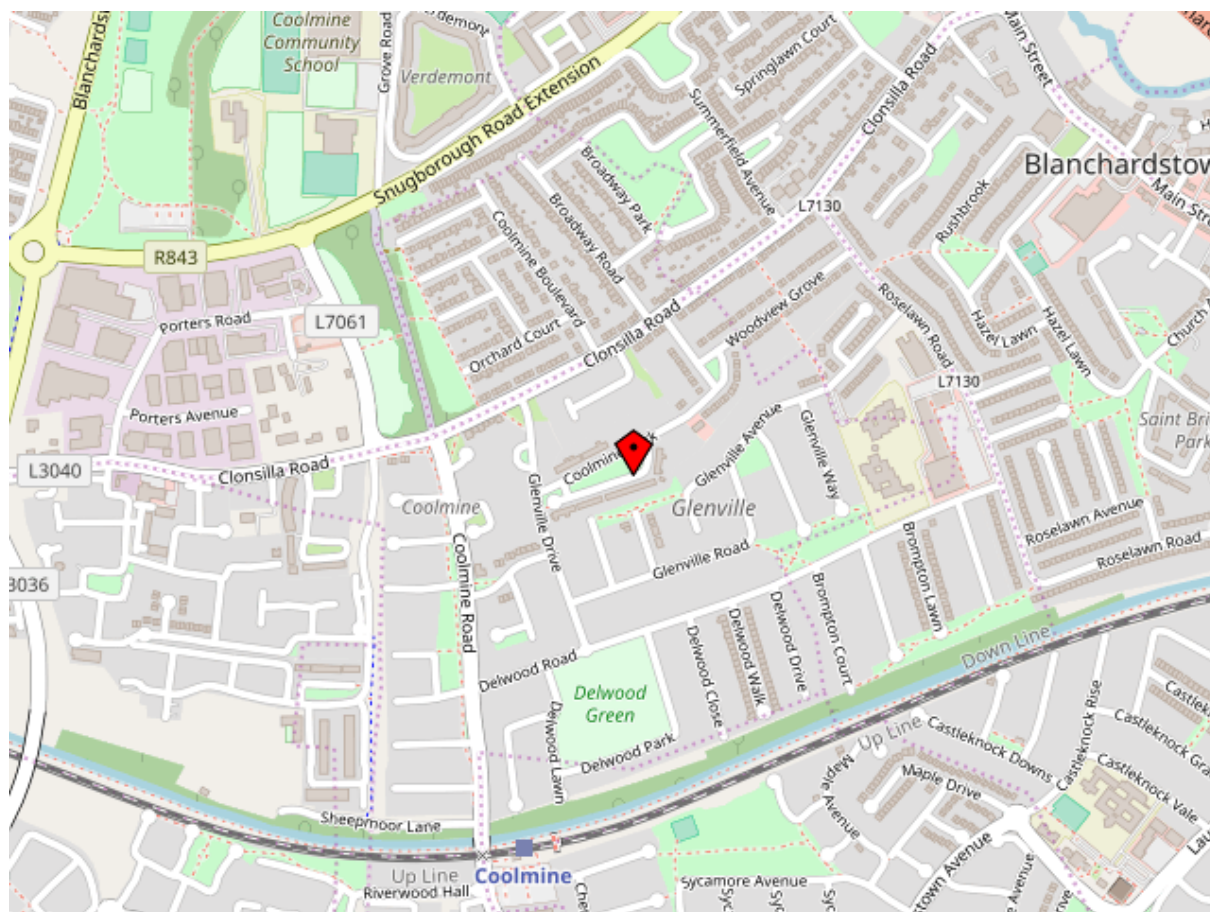
Fully tiled family bathroom comprising of bath, w.c, and w.h.b.





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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