

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

12 Villa Blanchard  
Blanchardstown  
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this stunning Two-bedroom first floor apartment in the well-established community of Villa Blanchard, Blanchardstown, Dublin 15. In excellent condition this unique apartment has been decorated with taste and flair throughout and boasts bright and spacious accommodation of c 527 sq. ft. Suitable for first time buyers looking for a starter home or for those looking for an excellent investment opportunity this is one not to be missed. Accommodation briefly comprises of entrance hallway with wooded floor and storage cupboard, bright spacious living room with wooden floor and feature fireplace, quality fitted kitchen with tiled floor and integrated appliances, a large double bedroom with fitted wardrobes and wooden floor, a second single bedroom with fitted wardrobes and wooden floor and a fully tiled family bathroom with bath and shower over. This excellent location on Blanchardstown main street is much sought after due to its close proximity to all amenities including shopping, local schools and transport to the city centre. With the inclusion of all kitchen appliances and furniture this property is ready to move into. Viewing is highly recommended.

A.M.V. €255,000

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## Features

Stunning two bed First floor apartment.  
In excellent condition and being sold fully furnished  
Superb location just off Blanchardstown main street.  
Large living room with wooden floor and feature fireplace.  
Two large bedroom's with fitted wardrobe and wooden floor  
Dual Heating system with solid fuel and electric storage.  
Double Glazing Throughout  
Fully Fitted Kitchen.  
Parking space with storage shed.  
Management Fee EUR970.00 p.a.

## Entrance Hall

Entrance Hall (3.m x 1.57m)  
With wooden floor and storage cupboard.

## Living Room

Living room. (4.79m x 4.07m)  
Large bright living room with wooden floor and feature fireplace.

## Dining Room

Open plan with wooden floor

## Kitchen

Kitchen. (2.10m x 1.79m)  
Tiled floor, fully fitted kitchen units, tiled splash back, stainless steel sink unit, Electric oven

## Outside Features

Overlooking green area.  
Parking space to the side.





### Bedroom 1

Master Bedroom (3.85m x 3.m)

Large double bedroom with fitted wardrobes and wooden floor.

### Bedroom 2

Bedroom 2. (2.74m x 2.37m)

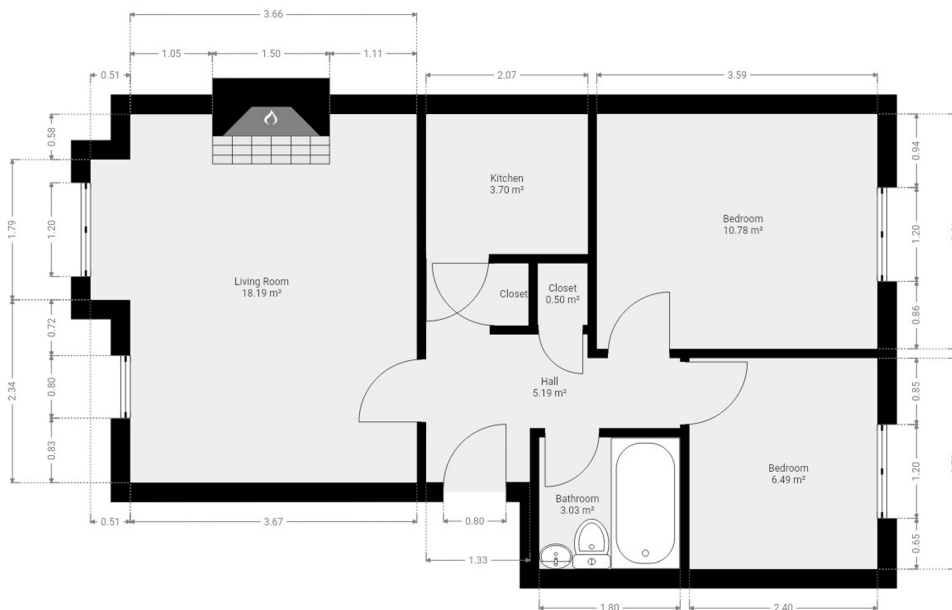
Large single bedroom with fitted wardrobes and wooden floor.

### Bathroom

Family Bathroom (2.40m x 1.72m)

Fully fitted family bathroom with bath and electric shower over,  
extractor fan, and w.c. w.h.b.





\*While every attempt has been made to ensure the accuracy of these floor plans, room areas and dimensions are approximate and for illustrative purposes only.

