

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

11 Church Avenue  
Blanchardstown  
Dublin 15



Attention all Developers/Builders and investors a unique and rare opportunity to purchase this bright and spacious two bed cottage on a large site in Church Ave Blanchardstown. Recently updated but with tremendous potential for further development (Subject to the necessary Planning Permission) this two bed home is superbly located on this pivotal end site in church ave Blanchardstown. Although in need of some modernisation and refurbishment this charming two bed cottage offers a discerning purchaser immense scope to create something special. The location is second to none, with Blanchardstown main street with its many amenities literally around the corner. The property occupies a truly outstanding site with rear vehicular access from the laneway to the rear and is located within five minutes walk from Blanchardstown main street.

A.M.V. €230,000

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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

Excellent two bed cottage on church ave.  
Two double bedrooms with a number of sheds and out buildings.

Large living room with feature fireplace

Modern Fully fitted kitchen

Main bathroom with shower cubicle.

Oil fired central heating.

Superb site on church ave with immense scope to create something special

Gravel driveway from laneway to the rear.

Because of its prime location suitable for Commercial or Residential use.

## Entrance Hall

Hallway 4.3.x 2.3 ( 1.31m x 0.70)

With laminate floor.

## Living Room

Living room 23 x 12 (7.01m x 3.65m)

Large living room with feature fireplace and lino floor

## Kitchen

Kitchen/ dining room 11.71 x 10.88 ( 3.56mx 3.31m )

Fully fitted kitchen with lino floor

## Outside Features

Excellent back garden with entrance from laneway to rear.





## Bathroom

Family Bathroom 8 x 5. ( 2.43m x 1.52m )  
Bathroom with shower cubicle, w.c and w.h.b.



