

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

36 Waterville Terrace  
Blanchardstown  
Dublin 15



Duffy Auctioneers take great pleasure in introducing to the market No.36 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. 1200sqft/118.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 wooden floor and feature fireplace and patio doors to the extensive south facing balcony overlooking Waterville park. The superb fully fitted kitchen/dining room has tiled floor and views over the rear gardens. Upstairs off the landing there are three large bedrooms with master en-suite and a family bathroom. To the front there is secure off street parking with open green area. We strongly recommend viewing without delay.

**A.M.V. €245,000**

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

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## Features

Beautiful three bed family home C 1200 Sq. ft.  
In showroom condition with many extras included in sale.  
Large living room with hardwood floor and Feature fireplace,  
Patio door to extensive south facing balcony.  
Three large bedrooms all with built in wardrobes.  
Master bedroom with en-suite bathroom.  
Excellent location overlooking open green in Waterville terrace.  
Fully fitted kitchen with a host of integrated appliances.  
PVC double glazed windows.  
Within walking distance of Blanchardstown Village and shopping Centre.  
Prime Residential location.

## Entrance Hall

(23.08x 3.11) (7.03m x 0.94m)

Beautiful entrance hallway with carpet floor leading to upstairs hallway with wooden floor.

## Living Room

(18.56 x 17.14) (5.65m x 5.22m)

Spacious light filled room with wooden floor and feature fireplace.

Patio doors leads to extensive south facing balcony with views over open parkland.

## Kitchen

(16.76 x 11.19) (5.10m x 3.41m)

Wonderful fitted kitchen and dining room with tiled floor and views over rear gardens.

## Outside Features

Large south facing balcony overlooking Waterville Park



### Bedroom 1

(15.88 x 12.81) (4.84m x 3.90m)

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

### Ensuite

(7.72 x 6.06) (2.35 x 1.84)

With tiled floor, shower cubicle, WC & w.h.b.

### Bedroom 2

(11.49 x 9.63) (3.50m x 2.93m)

Large bright and spacious double bedroom with built in wardrobes and wooden floor.

### Bedroom 3

(11.55 x 7) (3.52m x 2.13m)

Single bedroom with wooden floor and free standing wardrobes.

### Bathroom

(8 x 5.34) (2.60m x 1.62m)

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





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