

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

6 Villa Blanchard
Blanchardstown
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this stunning two-bedroom ground 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 700 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 hardwood floor and storage cupboard, bright spacious living room with solid oak floor and feature fireplace, quality fitted kitchen with tiled floor and integrated appliances, two large bedrooms with fitted wardrobes and hardwood floor and a fully tiled family bathroom with bath and shower over. To the rear of the property you have a large conservatory with tiled floor and double doors to the landscaped back garden with side entrance. 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, curtains and blinds this property is ready to move into. Viewing is highly recommended.

A.M.V. €235,000

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

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

Stunning two bed apartment C.700 Sq ft.
Conservatory with tiled floor.
Excellent location on Blanchardstown main st.
Large living room with solid oak floor and feature fireplace.
Two large bedrooms with fitted wardrobes and hardwood floor
Dual Heating system with solid fuel and electric storage.
Double Glazing Throughout
Fully Fitted Kitchen.
Secure Side entrance
Large paved back garden with two storage sheds.
Management Fee EUR840.00 p.a.

Entrance Hall

Entrance Hall
(9.68 x 3) (2.95m x 0.91m)
With hardwood floor and storage cupboard.

Living Room

Living room.
(15.84 x 13.59) (4.82m x 4.14m)
Large bright living room with solid oak floor and feature fireplace.

Kitchen

Kitchen.
(6.57 x 5.87) (2m x 1.78m)
Tiled floor, fully fitted kitchen units, tiled splash back, stainless steel sink unit, Electric oven

Lounge

Conservatory (13.77 x 7.29) (4.19m x 2.22m)
Superb light filled room with tiled floor, double doors lead to paved back garden.

Outside Features

Private off street parking with security cameras.



Bedroom 1

Master Bedroom
(11.29 x 9.73) (3.44m x 2.96m)

Large double bedroom with fitted wardrobes and hardwood floor.



Bedroom 2

Bedroom 2
(8.76 x 7.80) (2.64m x 2.37m)

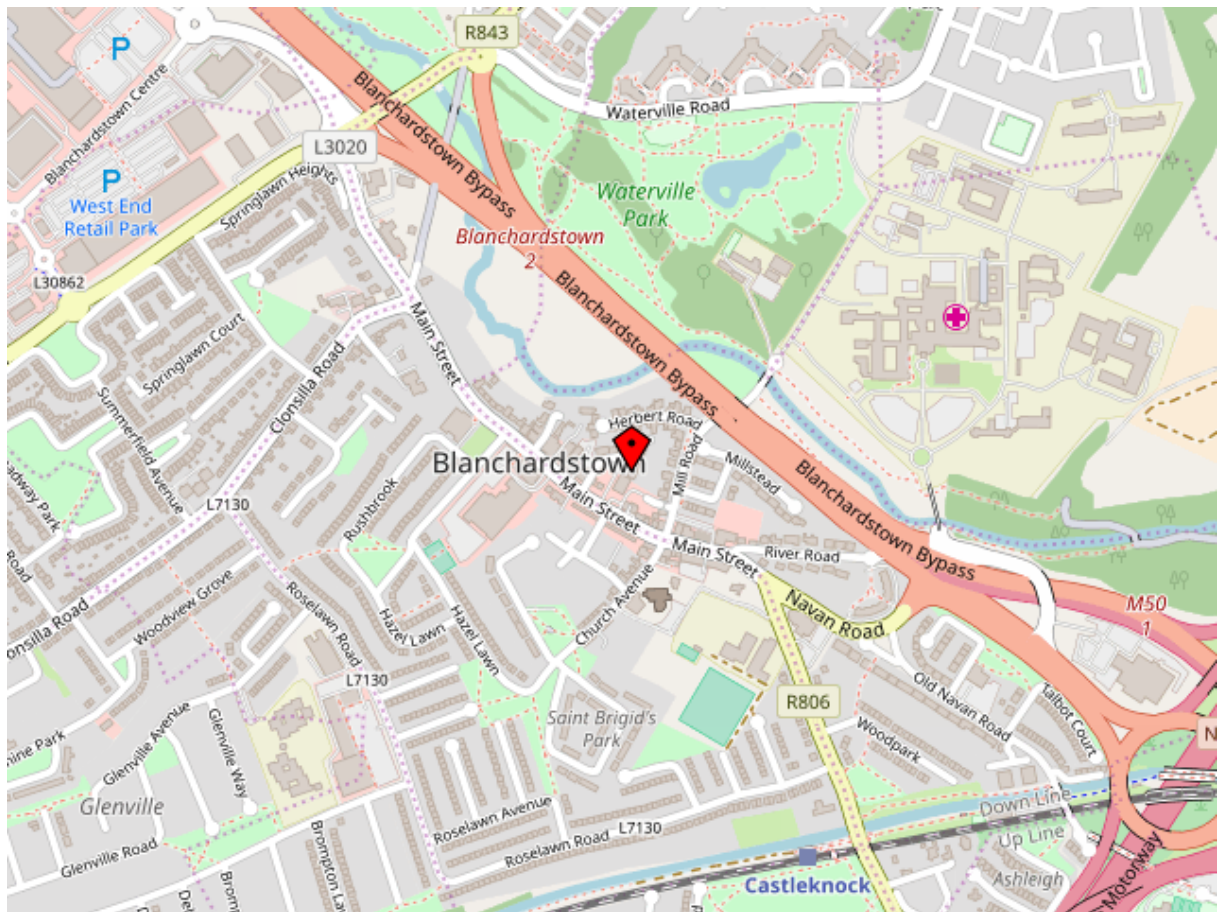
Single bedroom with hardwood flooring throughout, fitted wardrobes fitted double sockets and uPVC window.

Bathroom

Family Bathroom
(6 x 5.37) (1.82m x 1.63m)

Tiled floor, bath with shower attachment, extractor fan, and w.c. w.h.b.





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