

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

9 Castlecurragh Park  
Mulhuddart  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning three-bedroom mid terrace property located at the end of a quiet cul de sac in Castlecurragh Park, Dublin 15. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 950 sq ft.

Its southerly aspect ensures that this property is flooded with natural light which is further enhanced by its beautiful fully landscaped back garden. In turn key condition and with a host of designer extras this property has something for everyone.

Accommodation briefly comprises of entrance hallway with tiled floor, stunning living room with feature fireplace and hardwood floor, modern fully fitted kitchen/dining area with patio doors to the landscaped back garden. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a family bathroom. To the front there is off street parking for two cars.

Superbly located close to all major amenities including the Blanchardstown Shopping Centre and the M50/N3 motorways.

We strongly recommend viewing without delay.

**A.M.V. €210,000**

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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

Superb three bed family home.  
In showroom condition with many extras incl in sale.  
Bright and spacious accommodation c 950 sq ft  
Fully fitted kitchen with a host of appliances included in sale  
Located at the end of quiet cul de sac.  
Three bed with master en-suite.  
Gas central heating.  
Double Glazing Throughout.  
Feature Fireplace in living room .  
Fully alarmed.  
Fully landscaped back garden with patio area and shed.

## Entrance Hall

Entrance Hall  
(17'5 x 6'4) (5.33m x 1.95)  
Bright and spacious entrance hallway with alarm control panel and tiled floor.

## Living Room

Livingroom  
(13' x 14'4") (3.96m x 4.38)  
Spacious light filled room with attractive feature fireplace and feature lighting

## Kitchen

Kitchen/Dining room  
(17'10"x 12'9") (4.45m x 3.93m)  
Modern Fully fitted kitchen with ample wall and floor units and tiled floor

## Outside Features

Landscaped back garden with shed.



### Bedroom 1

Master Bedroom.  
(9' x 13') (2.74m x 3.96m)  
Large double bedroom with ensuite bathroom.  
Fully fitted wardrobes.

### Ensuite

En-suite bathroom  
(6'1" x 5'6") (1.85m x 1.70m)  
Ensuite bathroom with shower cubicle, w.c, w.h.b., and  
tiled floor

### Bedroom 2

Bedroom 2.  
(11' x 10'6") (3.35m x 3.23m)  
Large bright and spacious double bedroom with built in  
wardrobes

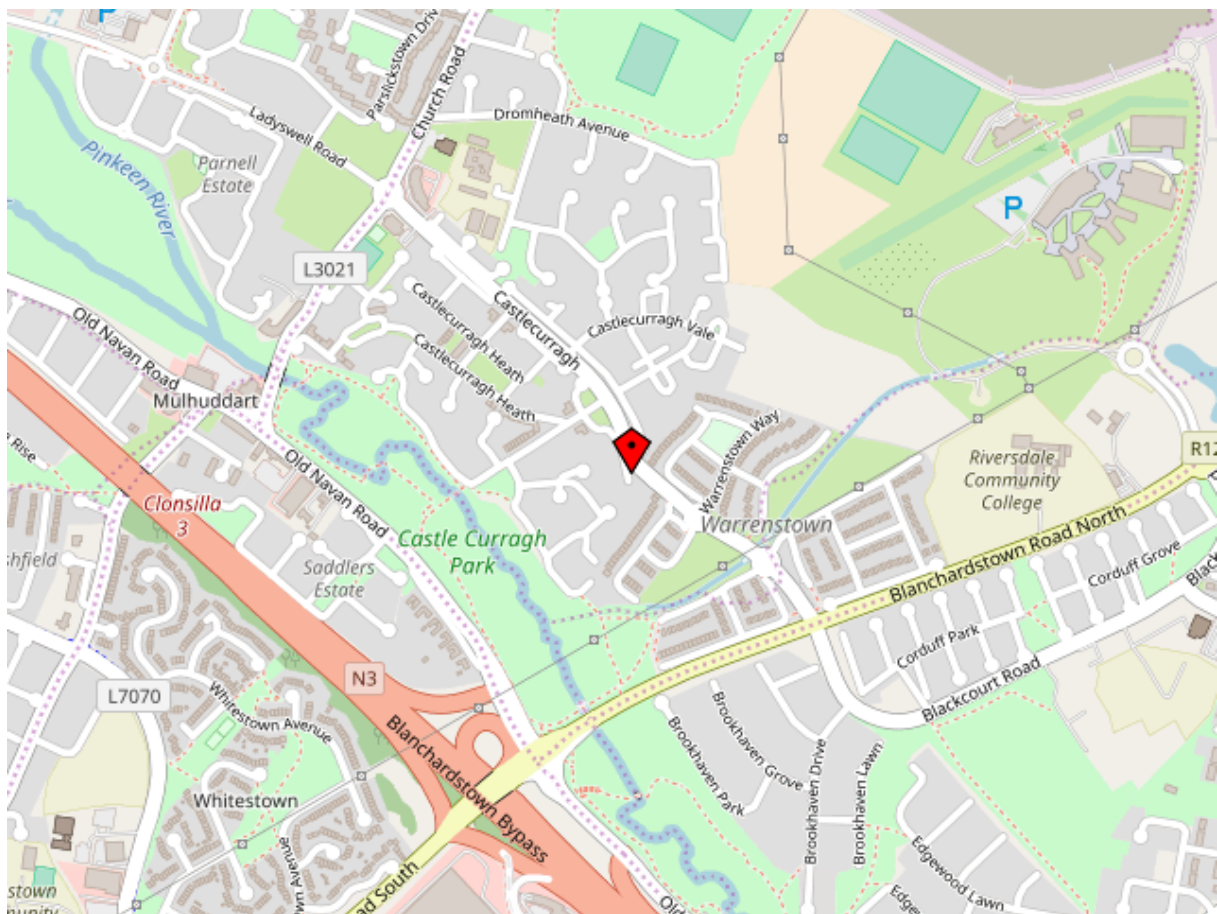
### Bedroom 3

Bedroom 3.  
(10'8" x 7'1") (3.29m x 2.16m)  
Single bedroom with fitted wardrobes and carpet floor

### Bathroom

Family Bathroom.  
(6'5"x 7'4") (1.98m x 2.25)  
Fully fitted family bathroom with bath and electric shower.  
Tiled floor and walls. W.c and w.h.





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