

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

19 Temple Court
Palatine Square
Dublin 7



BER E1

An exceptional opportunity to acquire this beautiful fully furnished, two bed mid terrace property in one of the most highly sought-after developments in Dublin 7. Suitable for those looking for a city home in a mature area close to heuston station and the luas line. In excellent condition throughout, it boasts a very spacious living room with feature fireplace, and wooden floors, quality fitted kitchen with integrated appliances and a private and secure rear garden that has been attractively landscaped with an abundance of plants and shrubs. Upstairs there are two double bedrooms and a family bathroom, plus a part converted attic with extra storage and permanent stairs. This excellent location is much sought after due to its close proximity to the City Centre, Smithfield, Luas line, Phoenix Park and Heuston Station.
Viewing is highly recommended.

A.M.V. €360,000

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

Superb location within walking distance of luas line.
Mature area close to city centre.
Fully Furnished.
Two bed family home.
Excellent condition. Condition.
Off Street Parking.
Electric Storage Heating
Secure rear garden fully paved.
Part converted attic with stairs.

Entrance Hall

Entrance Hallway (4.45 x 3.78) (1.35m x 1.15m)
With wooden floor.

Living Room

Living Room (16.24 x 11.80) (4.94m x 3.59m)
Spacious open plan living room with feature fireplace and timber floor.

Kitchen

Kitchen/ Dining room. (12 x 11.80) (3.35m x 3.59m)
Modern fully fitted kitchen with tiled floor and splashback.
A patio door leads to a private and secure rear garden.

Outside Features

Private and secure rear garden fully paved.



Bedroom 1

Bedroom 1. (13.77 x 11) (4.19m x 3.35m)
Large double bedroom with fitted wardrobes and wooden floor.

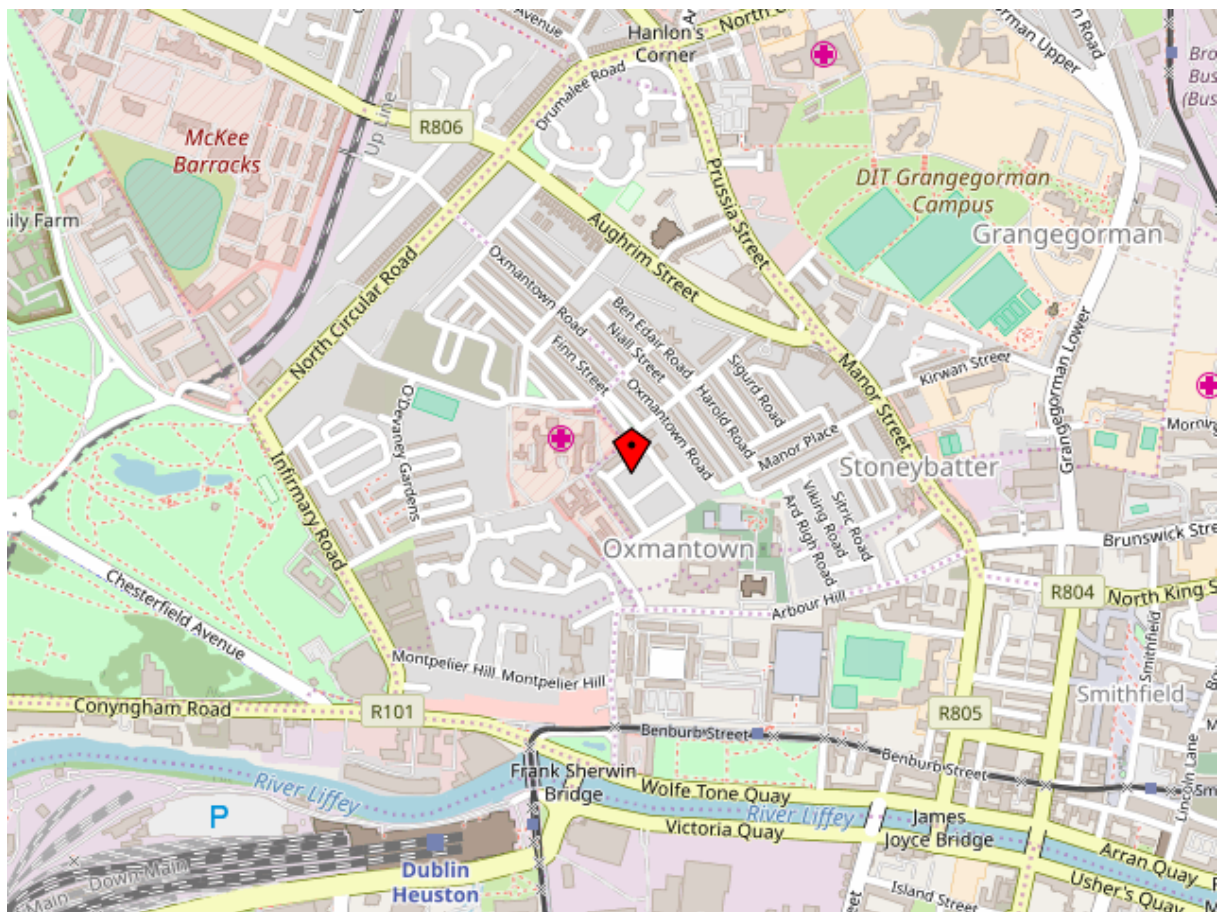
Bedroom 2

Bedroom 2. (12.06 x 11.80) (3.67m x 3.35m)
Double bedroom with built in wardrobes and wooden floor.

Bathroom

Family Bathroom. (7.03 x 5.63) (2.12m x 1.71m)
Fully tiled and comprising of bath with electric power shower over, w.c and w





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