

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

15 The Boulevard
Bishops Orchard
Tyrrelstown
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this beautifully maintained Modern Four Bed End of Terrace property situated in one of Tyrrelstown's most sought after locations just off the R121 Road just a stone's throw from Tyrrelstown shopping centre with its excellent amenities and stores. This large family home is impeccably presented and meticulously maintained by its present house-proud owners offering a turnkey home to any discerning purchaser. The bright and spacious accommodation of c1345 Sq ft has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, lounge on the ground floor, living room with feature fireplace on the first floor, quality fitted kitchen with integrated appliances and a private and secure south facing rear garden. Upstairs there are four large bedrooms with master en-suite and a family bathroom. This superb location is much sought after due to its close proximity to Tyrrelstown shopping centre and the many schools and amenities close by. Viewing is highly recommended.

A.M.V. €269,000

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Features

Superb location within walking distance of Tyrrelstown shopping centre.
Beautiful 4 bed property C 1350 Sq ft with side and back entrance.

Four large bedrooms with master en-suite

Security alarm system.

PVC double glazed windows.

TV and Phone points in all Rooms.

In Showroom Condition with many extras incl in sale.
Stunning living room with feature fireplace and wooden floor

Gas Central Heating

Large Rear Garden south facing.

Entrance Hall

Entrance Hallway (18 x 4.08) (5.48m x 1.24m)
With tiled flooring alarm control panel and Guest w.c.

Living Room

Living Room (16.41x 10.83) (5m x 3.30m)
Spacious living room with feature fireplace and wooden floor

Kitchen

Kitchen/Dining area (16.41 x 11) (5m x 3.35m)
Shaker style kitchen with ample wall and floor units and tiled floor.

Lounge

Lounge. (12 x 10.61) (3.65m x 3.23m)
Bright spacious room with wooden floor floor.

Outside Features

South Facing rear garden



Bedroom 1

Master Bedroom. (16.38 x 10) (5m x 3.04m)
Large double bedroom with fitted wardrobes and carpet floor.

Ensuite

En-Suite. (8.66 x 5.29) (2.63m x 1.61m)
Large en-suite with fully tiled wall and floor, shower with w.c and w.h.b

Bedroom 2

Bedroom 2. (16.38 x 11) (5m x 3.35m)
Double bedroom with built in wardrobes and carpet floor

Bedroom 3

Bedroom 3. (12 x 7.45) (3.65m x 2.27m)
Single bedroom with carpet floor and fully fitted wardrobes.

Bedroom 4

Bedroom 4. (10.28 x 8.62) (3.13m x 2.62m)
Single bedroom with fully fitted wardrobes and carpet floor.

Bathroom

Family Bathroom. (7 x 5.48) (2.13m x 1.67m)
Tiled floor and walls, bath with shower over, w.c and w.h.b.



