

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

7 Bellgree Green
Tyrrelstown
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this most attractive three bed semi-detached property with a superb sunny orientation in the highly regarded development of Tyrrelstown Dublin 15. This superb three bedroom family home is strategically located in the heart of Tyrrelstown within walking distance of schools and Tyrrelstown shopping centre. An excellent opportunity to acquire this beautifully presented property that has been meticulously maintained by its present house-proud owners offering a turn key home to any discerning purchaser. Accommodation briefly comprises of entrance hallway with wooden floor and guest toilet, living room with feature fireplace and wooden floor and a fully fitted kitchen/dining area with patio doors to the south facing rear garden. Upstairs off the landing there are three large bedrooms with master en-suite and a family bathroom.

Outside: The south facing rear garden is private and secure with a side entrance. This property has to be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

A.M.V. €245,000

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Features

Beautiful three bed semi detached family home C 1100 sq ft.

In Showroom condition with many extras incl in sale.

Three large bedrooms with master en-suite

Wooden floor in all reception areas.

Recess lighting in the living room.

Gas fired central heating.

Double glazed windows.

Security Alarm system.

Extensive rear garden, south facing with rear entrance.

Off street parking for two cars.

Entrance Hall

Entrance Hallway

3.80m x 1.26m (12.48 x 4.16)

Wooden floor with alarm control panel and guest toilet.

Guest toilet.

1.52m x 1.40m (5 x 4.62)

Guest toilet and storage area with lino floor, w.c and w.h.b.

Living Room

Living Room

5.06m x 3.80m (16.40 x 12.31)

Bright stunning room with wooden floor and recess lighting.

Feature fireplace with gas fire insert and marble surround.

Kitchen

Kitchen/Dining area

5.99m x 3.80m (16.62 x 12.47)

Shaker style kitchen with ample wall and floor units, tiled floor and splash back.

Dining area with patio doors to south facing garden

Outside Features

South facing rear garden with metal shed.

Rear entrance from parking bay.



Bedroom 1

Master Bedroom.

4.41m x 3.74m (14.48 x 12.30)

Bright and spacious double bedroom with built in wardrobes and wooden floor.

Ensuite

En Suite

1.82m x 1.71m (6 x 5.64)

Tiled floor with part tiled walls, wc, w.h.b. and shower

Bedroom 2

Bedroom 2.

2.85m x 2.75m (9.38 x 9.04)

Double bedroom with fitted wardrobes and wooden floor.

Bedroom 3

Bedroom 3.

3.85m x 2.13m (12.65 x 7)

Single bedroom with fitted wardrobes wooden floor

Bathroom

Family Bathroom

1.82m x 1.78m (6 x 5.85)

Tiled floor with part tiled walls, bath with shower over, w.c and w.h.b.



