

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

2 Summerfield Rise  
Blanchardstown  
Dublin 15



Truly something special, No 2 Summerfield Rise is one of the finest three-bedroom family homes to come on the market in this mature and popular residential area of Summerfield, Dublin 15. Well proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1150sq ft. Accommodation briefly comprises of entrance hallway with wooden floor and guest toilet, stunning living room with feature fireplace and wooden floor, dining room with wooden floor and double doors to the sunroom, fully fitted kitchen/dining area with patio doors to the fully landscaped south facing back garden. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a family bathroom. To the rear of the property there is a fully landscaped south facing back garden with shed. This superb location is within walking distance of all local amenities and services including Blanchardstown village, Roselawn Shopping centre, the M50/N3 Motorway, and a host of local amenities such as schools, shops, and frequent public transport to the city centre from Coolmine station. Viewing is highly recommended!

A.M.V. €355,000

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 three bed property C 106.89 Sq. mts.

In excellent condition with many extras incl in sale

Fully fitted kitchen with tiled floor.

Large living room with feature fireplace and wooden floor

Dining room with wooden floor and double doors to conservatory.

Three large bedrooms all with built in wardrobes and carpet floor.

Landscaped back garden, south facing with patio and shed.

Double Glazed windows.

Gas Fired Central Heating.

Front driveway with secure off-road parking for two cars.

Large side entrance.

Prime location overlooking green, within walking distance of Blanchardstown village and Coolmine Station.



## Entrance Hall

Entrance hallway (5.36m x 1.76m)

Entrance hallway with guest toilet and wooden floor.

Guest toilet. (1.55m x 0.77m)

With tiled floor.

## Living Room

Living room (5.32m x 3.36m)

Large bright room with wooden and feature fireplace

## Dining Room

Dining room (3.42m x 2.90m)

Beautiful bright room with wooden floor and double door to the sunroom.

## Kitchen

Kitchen/Dining area (5.89m x 2.20m)

Modern fully fitted Kitchen with tiled floor, extra wall, and floor units.

## Lounge

Conservatory (2.80m x 2.46m)

With tiled floor and patio door to landscaped back garden with shed.

## Outside Features

Rear garden that is fully landscaped with garden shed





### Bedroom 1

Bedroom 1. (4.71m x 3.02m)

Large double bedroom with fitted wardrobes and carpet floor.

### Ensuite

Ensuite (1.70m x 1.61m)

Fully fitted with tiled walls and floor, shower cubicle, WC and whb

### Bedroom 2

Bedroom 2. (3.57m x 3.38m)

Double bedroom with fitted wardrobe and carpet floor

### Bedroom 3

Bedroom 3. (3m x 2.18m)

Single bedroom with fitted wardrobes and carpet floor

### Bathroom

Family Bathroom. (2.49m x 1.75m)

Fitted bathroom comprising bath with shower over, W.C., and w.h.b.

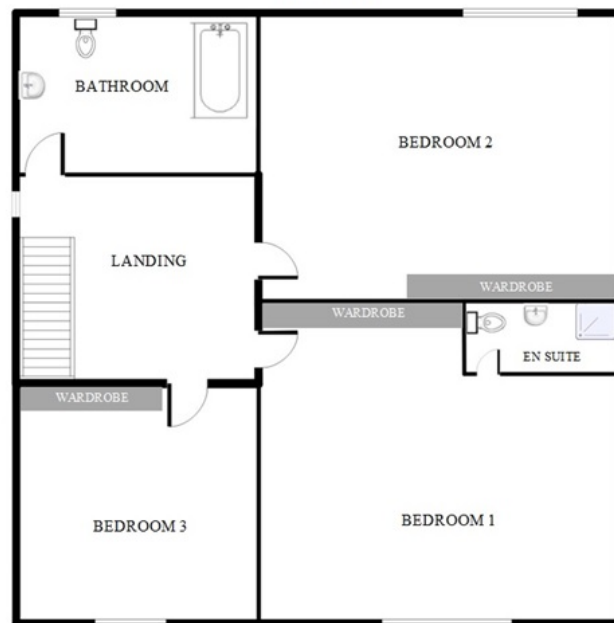
Fully tiled floor and walls.



# GROUND FLOOR

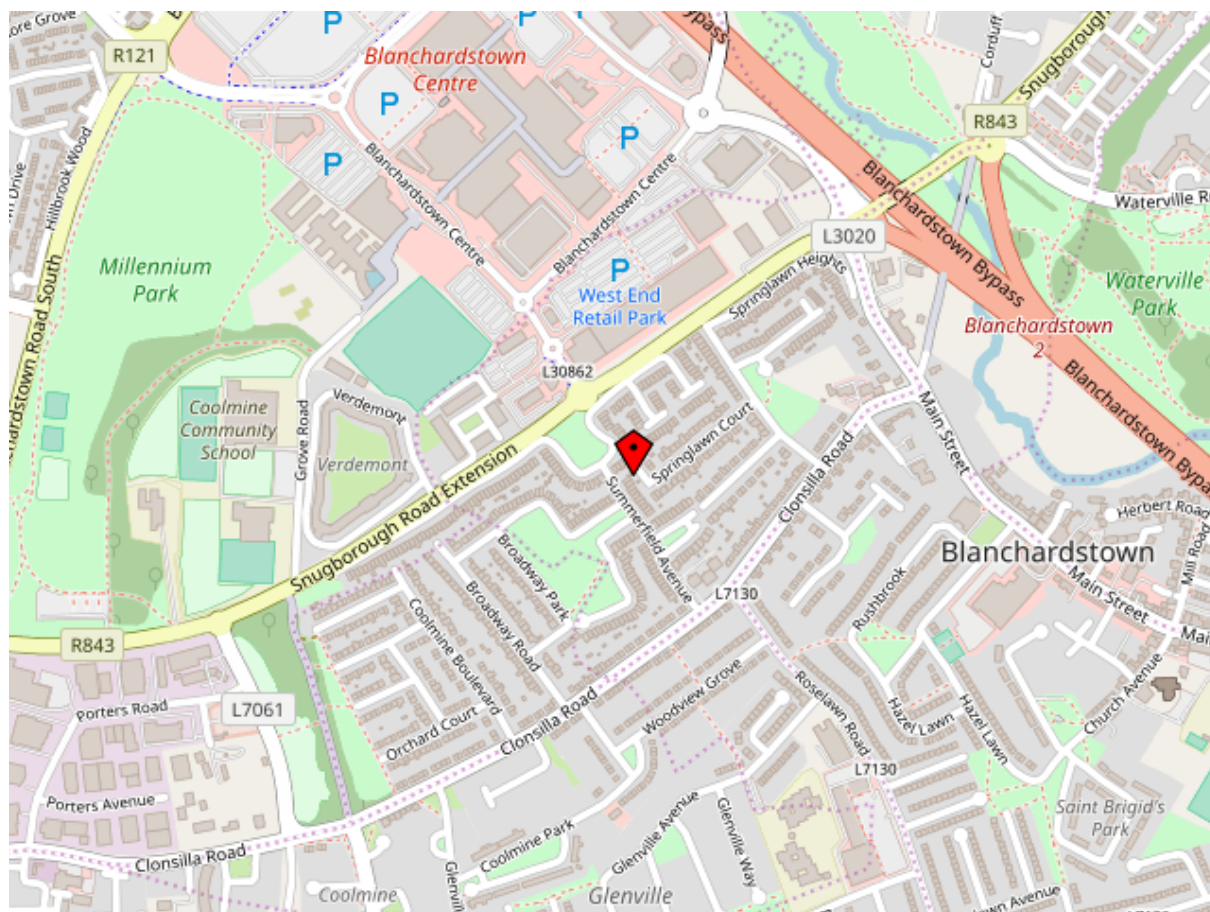


# FIRST FLOOR



## FOR REFERENCE PURPOSES ONLY

This plan is for illustrative purposes only and should be used as such by any prospective purchaser



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