

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

2 Willans Court West  
Ongar Green  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 2 Willan's Court West, Ongar Green, Dublin 15 a wonderful one-bedroom semidetached bungalow in this ever-popular development next to Ongar village Dublin 15. This excellent property enjoys an enviable position in this mature cul de sac of just two properties.

Recently refurbished to a very high standard and in immaculate condition throughout, it boasts a very spacious living/ dining room with feature fireplace and wood burning stove, newly fitted kitchen with integrated appliances, private garden to the rear off the living room with new conservatory and a large double bedroom with built in wardrobes next to the newly fitted family bathroom. This excellent location is much sought after due to its close proximity to Hansfield Train Station and the M50/N3 motorways. This is a terrific opportunity to acquire a totally refurbished bungalow in an excellent location within walking distance of all major amenities. Viewing is highly recommended

**A.M.V. €199,000**

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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

Stunning one-bedroom bungalow in showroom condition.  
Recently refurbished to a very high standard.  
Newly fitted kitchen with tiled floor.  
Beautiful living area with wooden floor and feature fireplace with stove.  
Spacious double bedroom with built in wardrobes and wooden floor.  
Newly built conservatory.  
Private garden to the rear with shed.  
Gas central heating.  
Double Glazing Throughout  
System and alarm.  
Within walking distance of shops and Hansfield Station

## Entrance Hall

Entrance Hall (2.66m x 1.74m)  
Entrance hallway with wooden floor and storage cupboard.

## Living Room

Living room. (6.48m x 4.89m)  
Stunning living room with feature fireplace and wooden floor.  
UPVC double glazed doors leading to beautiful private back garden with conservatory.

## Kitchen

Kitchen.  
(3.81m x 1.77m)  
Newly fitted kitchen with tiled floor and splash back, stainless steel sink unit, oven and hob, extractor.

## Utility Room

Conservatory (3.03m x 2.73m)  
Newly built conservatory.

## Outside Features

Landscaped back garden with shed.





### Bedroom 1

Master Bedroom

(3.71m x 3.01m)

Large double bedroom with wooden floor, newly fitted slide robes.

TV point and double sockets and uPVC window.

### Bathroom

Family Bathroom

(2.16m x 1.92m)

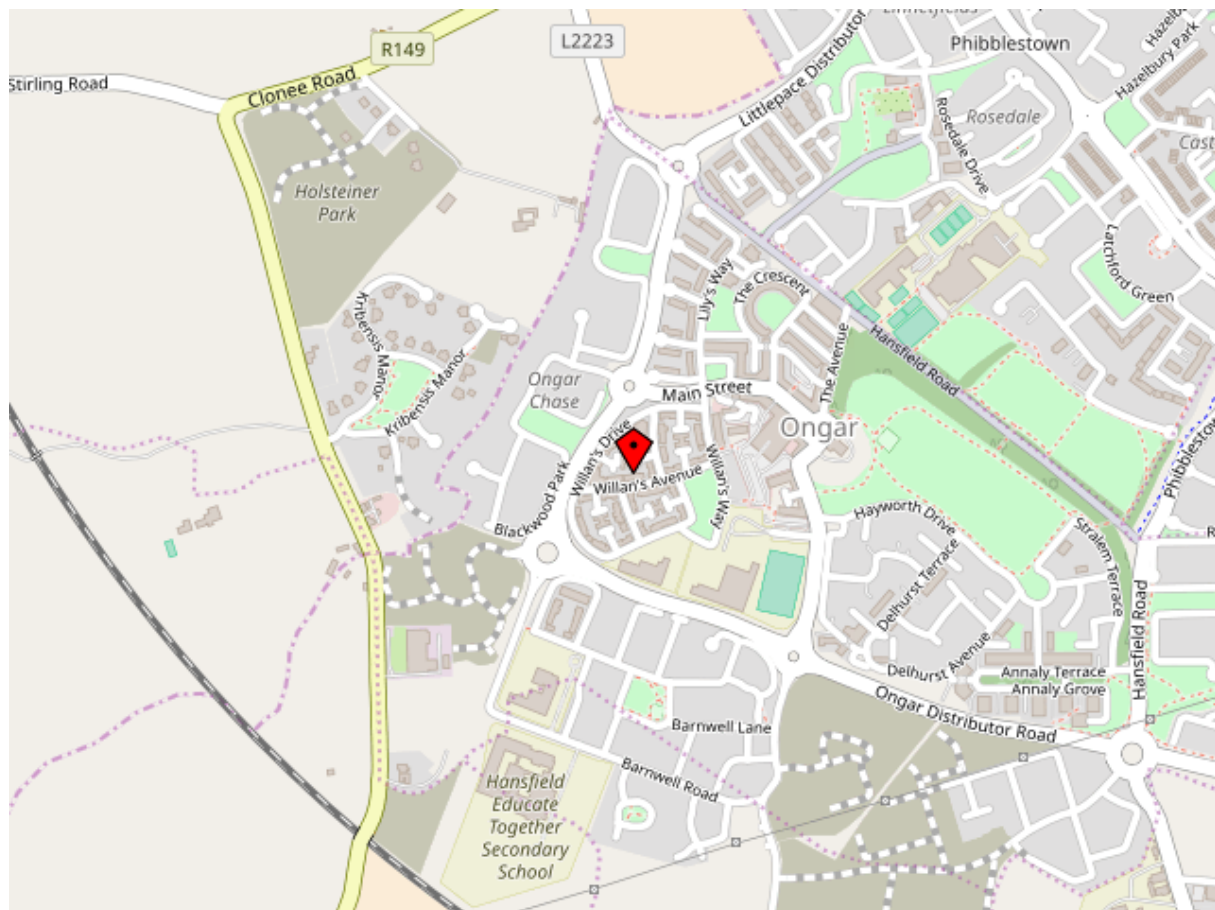
Newly fitted family bathroom with shower cubicle, fully tiled, extractor fan, and w.c. w.h.b.





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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