

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

35 Briarwood Lawn
Mulhuddart
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent two bed detached Bungalow strategically located at the end of a mature cul de sac in the popular residential area of Briarwood Mulhuddart.

This recently renovated detached property is in excellent condition and has a large rear garden suitable for an extension. This superb detached property is situated on a mature residential cul de sac just minutes from schools as well as shopping in the Blanchardstown Centre. Suitable for those looking for a starter home within walking distance of shops, schools and frequent public transport to the city centre. Accommodation consists of entrance hallway with wooden floor, fully fitted kitchen with wooden floor and a stunning living room with feature fireplace and wooden floor. There are two large bedrooms with wooden floor and fully fitted family bathroom with bath and shower over. The superb rear garden is fully landscaped and has two side entrance.

Situated at the end of this mature cul de sac just minutes from the Blanchardstown Shopping Centre, the M50/N3 Motorway and a host of local amenities such as schools, shops, and frequent public transport links to the city centre. Viewing is highly recommended.

A.M.V. €240,000

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Features

Stunning two bed bungalow c.538 Sq ft.
Recently renovated and rewired.
In excellent condition with many extras included in sale
Fully Fitted kitchen with wooden floor
Superb living room with feature fireplace and wooden floor
Two large bedrooms all with wooden floor
Oil central heating.
Excellent Location at the end of a mature cul de sac
overlooking an open green.
Two large side entrance.
Fully landscaped rear garden with loads of potential to
extend.

Entrance Hall

Entrance hallway (3.81m x 1.27m)
With wooden floor and alarm control panel

Living Room

Living room (3.96m x 3.24m)
Large bright room with wooden floor and feature
fireplace.

Kitchen

Kitchen/dining room (4.57m x 2.77m)
Fully fitted Kitchen with ample wall and floor mounted units.
Side door to entrance and back garden.

Outside Features

Landscaped back garden with two side entrance



Bedroom 1

Bedroom 1. (3.60m x 3.23m)
Large double bedroom with wooden floor.

Bedroom 2

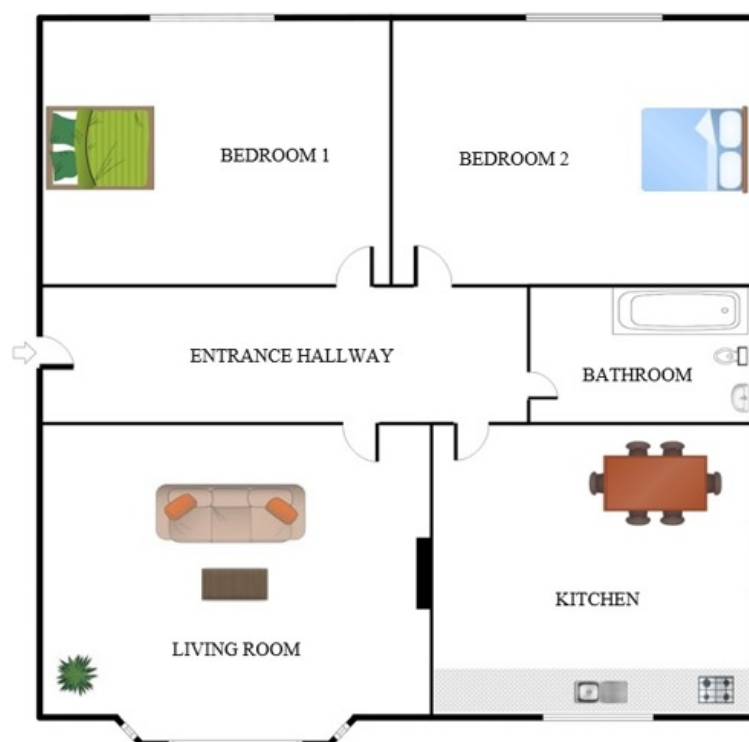
Bedroom 2. (2.70m x 2.61m)
Double bedroom with wooden floor.

Bathroom

Family Bathroom. (1.89m x 1.78m)
Fully Fitted Bathroom comprising bath, W.C. and w.h.b



FLOOR PLAN



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

