

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

84 Edgewood Lawn
Blanchardstown
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent extended three bed family home strategically located at the end of a mature cul de sac in the popular residential area of Edgewood Lawn Blanchardstown. This impeccably presented family home has been totally refurbished and extended and is sure to attract a variety of viewers. Accommodation consists of entrance hallway with wooden floors, stunning bright Living room with wooden floor and open plan dining room with wooden floor and guest toilet. Off the dining room there is a newly fitted high gloss kitchen with tiled floor. Upstairs off the landing there are three large bedrooms with a newly fitted family bathroom with bath and shower over. Outside the property is further enhanced by a large block built shed that is suitable for many uses. There is off street parking for two cars. Beautiful starter home and well worth the view.

A.M.V. €285,000

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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

Totally refurbished and extended three bed family home overlooking a large green area.
Located on mature cul de sac close to the Blanchardstown shopping centre.

Three Large bedrooms with fitted wardrobes and wooden floor,

Living room with wooden floor

Newly Fitted designer kitchen with tiled floor.

Newly fitted family bathroom.

Newly insulated and wrapped.

Large open plan dining room with wooden floor

Double Glazed windows.

Newly fitted Gas Fired Central Heating.

Large rear garden with block built shed.

Within walking distance of Blanchardstown Shopping centre.



Entrance Hall

Entrance hallway (3.91m x 1.82m)

With wooden floor .

Living Room

Living room (4.55m x 3.38m)

Beautiful light filled room with wooden floor



Dining Room

Guest toilet (1.25m x 0.88m)

Guest toilet fully tiled.

Dining room (5.29m x 4.m)

Newly fitted dining room with wooden floor



Kitchen

Extended Kitchen (3.71m x 3.66m)

Newly fitted designer kitchen with tiled floor.

All appliances included in sale.

Outside Features

Block built shed suitable for many uses.



Bedroom 1

Bedroom 1. (3.66m x 3.08m)

Large double bedroom with fitted wardrobes and wooden floor

Bedroom 2

Bedroom 2. (3.49m x 3.20m)

Double bedroom with fitted wardrobes and wooden floor.

Bedroom 3

Bedroom 3. (2.60m x 2.08m)

Single bedroom with wooden floor.

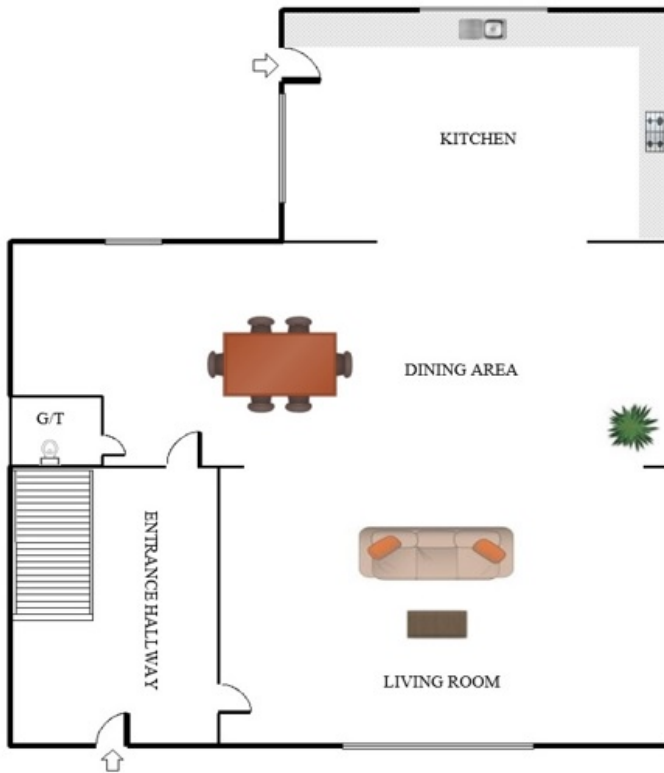
Bathroom

Family Bathroom. 6.46 (1.96m x 1.95m)

Newly Fitted Bathroom with bath and shower over, WC, and w.h.b.



GROUND FLOOR

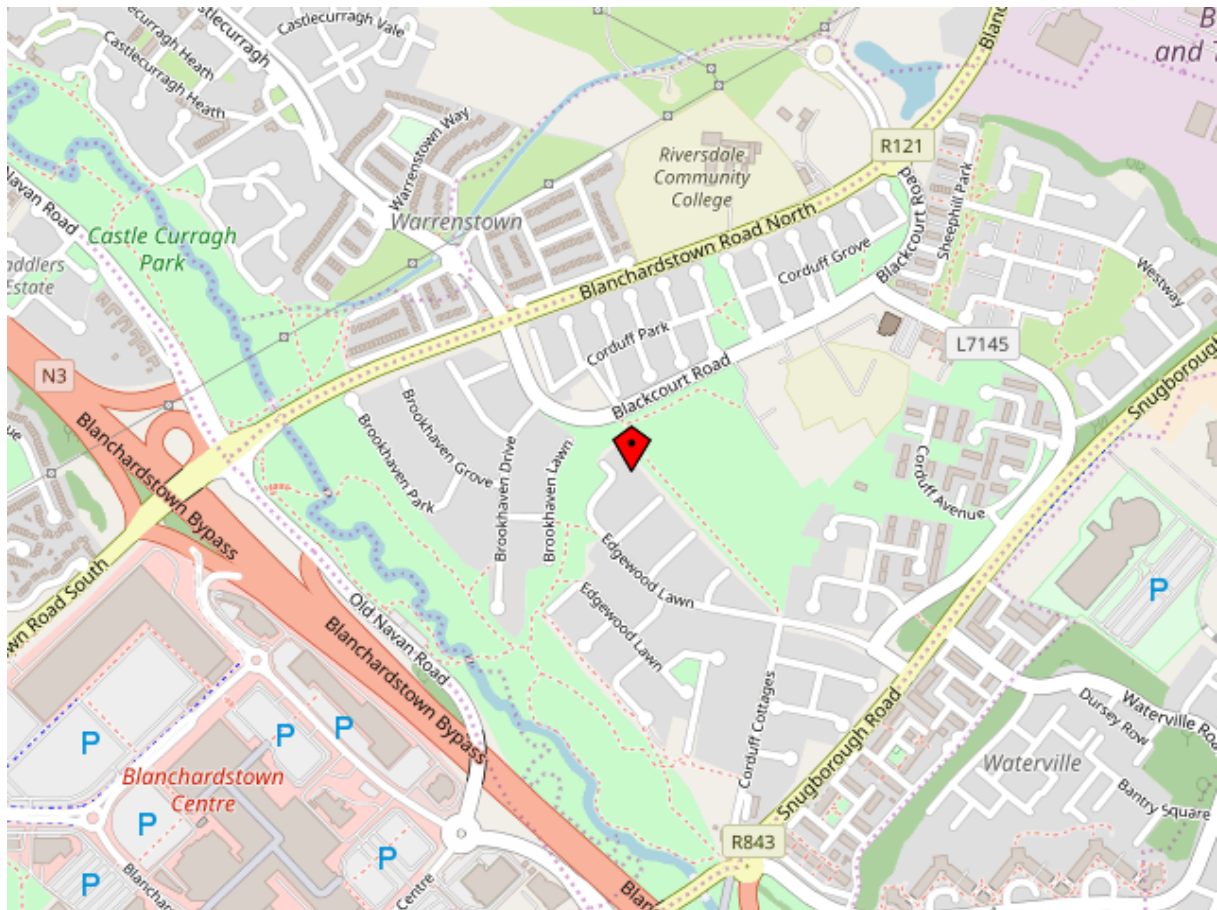


FIRST FLOOR



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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