

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

22 Springlawn Heights
Blanchardstown
Dublin 15



BER C3

Duffy Auctioneers take great pleasure in bringing to the market 22 Springlawn Heights a wonderful three bed family home presented in superb condition offering quality fittings throughout. 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 1162sq ft. Accommodation briefly comprises of entrance hallway with wooden floor and guest toilet, stunning living room with feature fireplace and wooden floor, large dining room with wooden floor and double doors to the sunroom with patio doors to the fully landscaped south east facing back garden with shed. Next to the sunroom you have a fully fitted kitchen with dining area with tiled floor. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a fully fitted family bathroom with bath and shower over. To the rear of the property there is a fully landscaped 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. €350,000

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie

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Features

Stunning three bed family home C 108 Sq. mts.
Excellent location on mature cul de sac within walking distance of schools and shops.
In showroom condition with many extras incl in sale
Large living room with feature fireplace and wooden floor
Dining room with wooden floor and double doors to sunroom.
Superb Fully fitted kitchen with tiled floor, all app incl in sale.
Three large bedrooms with built in wardrobes and wooden floor.
Landscaped back garden, south east facing with shed.
Double Glazed windows.
Gas Fired Central Heating.
Front driveway with secure off-road parking.
Large side entrance.
Prime residential location within walking distance of Castleknock 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 w.c and w.h.b.

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.

Sunroom (2.86m x 2.52m)
With tiled floor and patio door to landscaped back garden with shed.

Kitchen

Kitchen/Dining area (5.89m x 2.20m)
Modern fully fitted Kitchen with tiled floor, extra wall, and floor units.

Outside Features

Landscaped back garden with shed.



Bedroom 1

Bedroom 1. (4.71m x 3.02m)

Large double bedroom with fitted wardrobes and wooden floor.

Ensuite

EnSuite (1.78m x 1.64m)

En suite bathroom with tiled floor and shower cubicle.

Bedroom 2

Bedroom 2. (3.57m x 3.38m)

Double bedroom with fitted wardrobe and wooden floor

Bedroom 3

Bedroom 3. (3m x 2.18m)

Single bedroom with carpet floor.

Bathroom

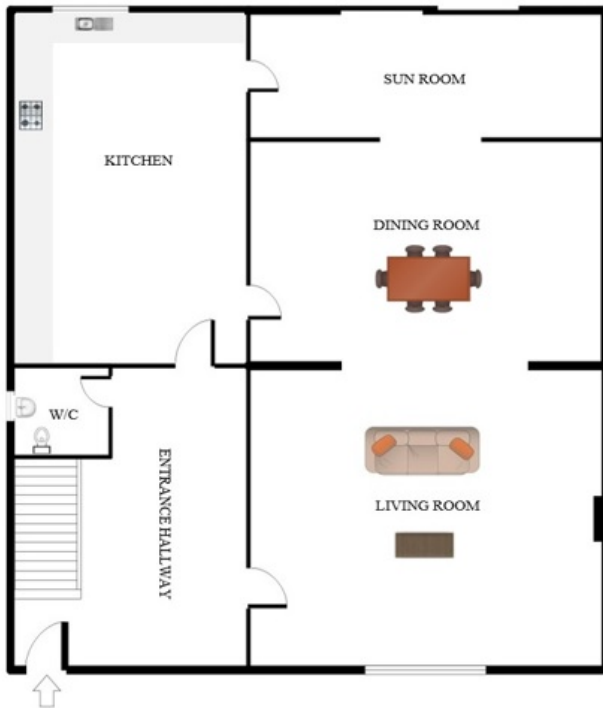
Family Bathroom. (2.49m x 1.75m)

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

Part tiled walls and floor.



GROUND FLOOR

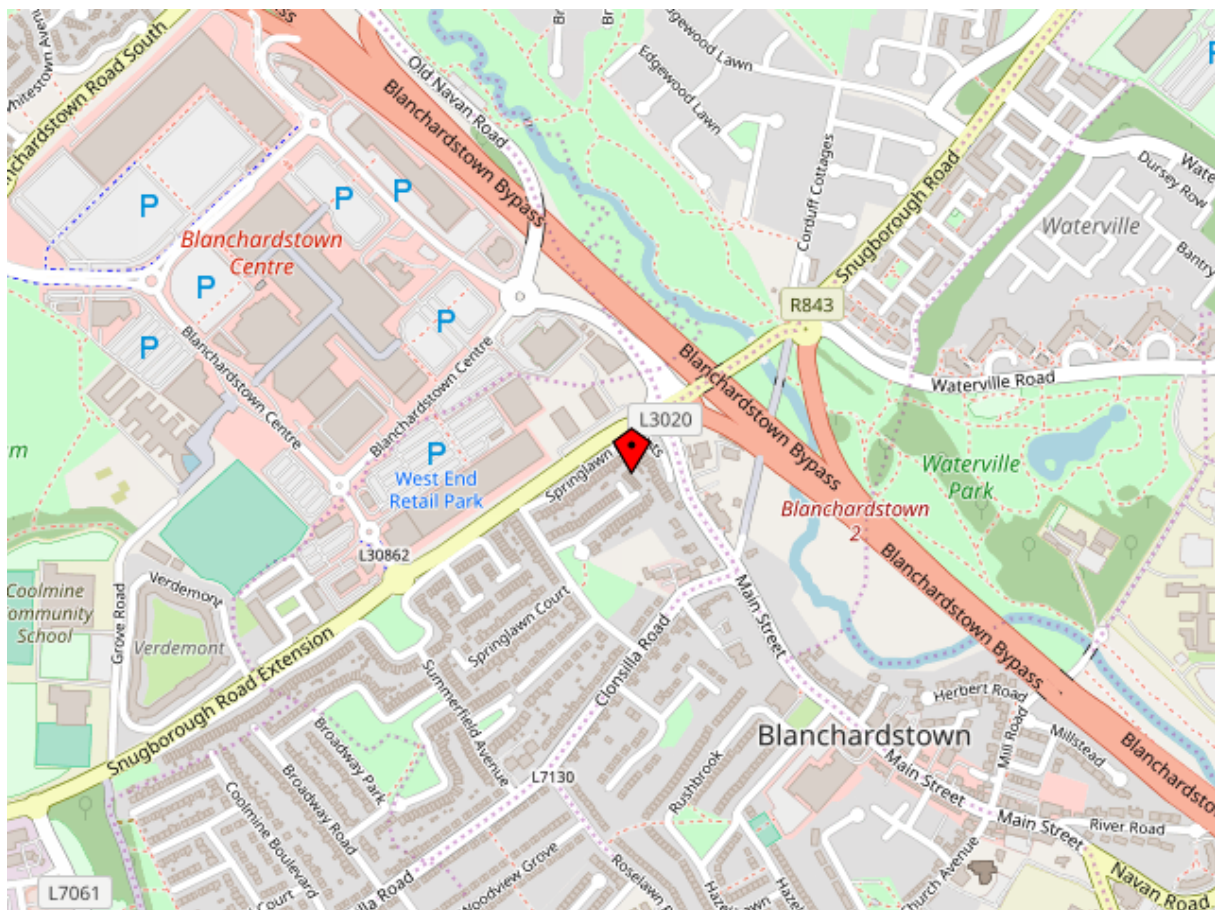


FIRST FLOOR



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

DUFFY
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ESTABLISHED 1954
BLANCHARDSTOWN, DUBLIN 15



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