

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

2 Church Road
Mulhuddart
Dublin 15



Attention all Developers/Builders this is a unique and rare opportunity to purchase a three-bed detached bungalow located on a large 0.4 acre site in Church road Mulhuddart. An excellent opportunity to purchase this superb detached bungalow with garage and other storage buildings offering spacious and practical accommodation and superb potential to extend subject to the necessary planning permission. The gardens are a real feature of the property. The rear garden is 190ft x 54ft approximately with massive potential for other building. Lived in and lovingly cared for by the same family for 70 years the interior is delightful with elegant rooms of gracious proportions enhanced by fine original period detail. The location is most convenient close to Mulhuddart village and Blanchardstown shopping centre offering superb shopping facilities within easy reach. The bright and spacious accommodation of c100 Sq. Mts. has been lovingly cared for and boasts special features to include carpet floors in the hallway, stunning living room with feature fireplace, three large bedrooms, all with wardrobes and a fully fitted family bathroom. Outside the property is further enhanced by a private and secure rear garden with a wonderful sunny orientation and an exceptional large block-built garage to the side. To the front there is a large lawn and driveway with off street parking for four cars. This superb location is much sought after due to its close proximity to Mulhuddart Village, the Blanchardstown Shopping centre, and the M50/N3 motorway. This property has to be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

A.M.V. €395,000

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Features

Superb Bungalow on large site in Mulhuddart village C. 0.4 acre.

Wonderful location within walking distance of Mulhuddart Village

Block built garage with up and over door.

Living room with feature fireplace and carpet floor.

Open plan kitchen/dining room with lino floor.

Three good sized bedrooms with carpet floor.

Fully fitted family bathroom with shower.

Oil Central Heating

Large Rear Garden with garage boiler house and other storage buildings.

Entrance Hall

Entrance Hallway (3.23m x 1.19m)
With carpet floor.

Living Room

Living Room (5.13m x 4.34m)

Large living room with feature fireplace and carpet floor

Dining Room

Dining Room. (5.99m x 4.97m)

Large dining room with lino floor

Kitchen

Kitchen

Kitchen with ample wall and floor units and wooden floor.

Outside Features

Superb site C.0.4 Acre

Garage (7.36m x 2.59m)

Block built garage suitable for many uses.



Bedroom 1

Master Bedroom. (4.08m x 3.02m)

Large double bedroom with fitted wardrobes with carpet floor.

Bedroom 2

Bedroom 2. (3.35m x 3.05m)

Double bedroom with wooden floor and free-standing wardrobes

Bedroom 3

Bedroom 3. (3.03m x 2.10m)

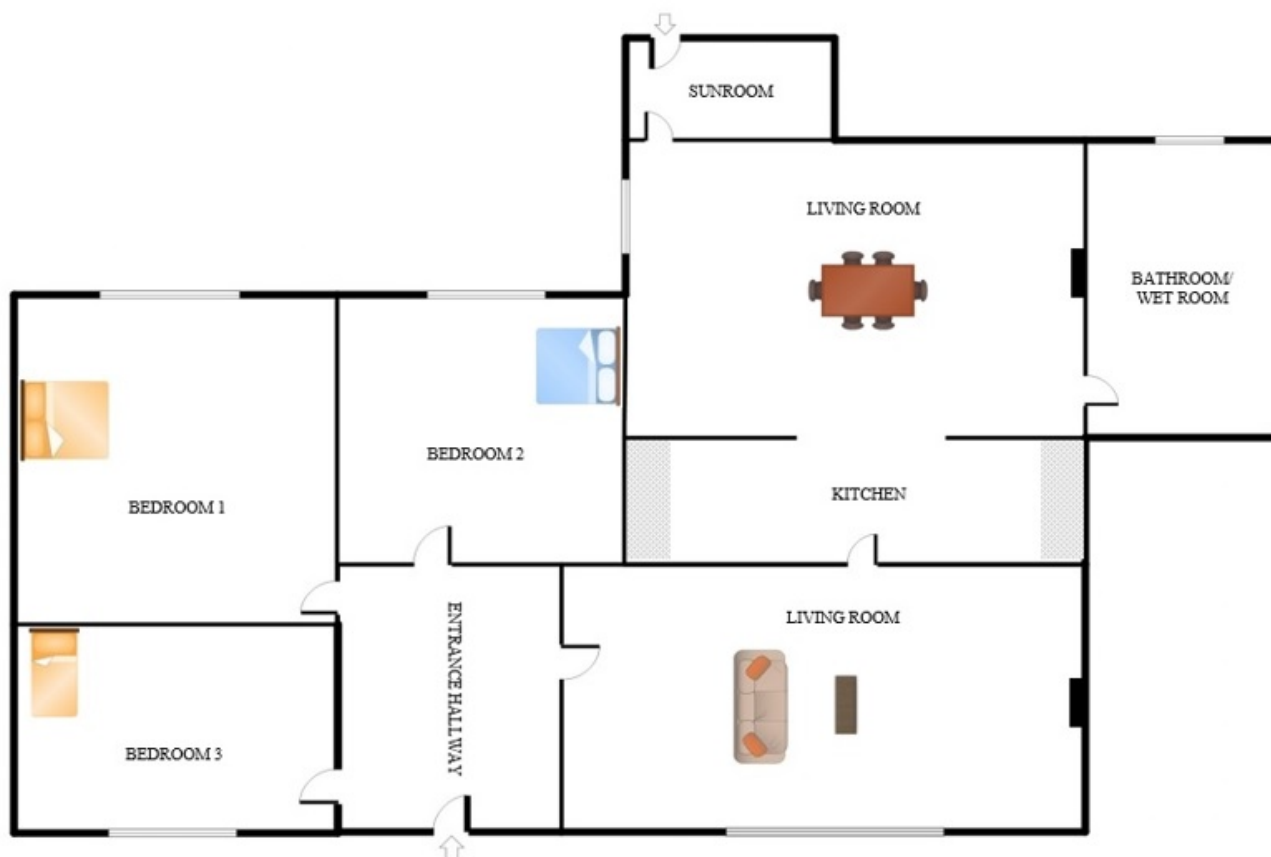
Single bedroom with carpet floor and free-standing wardrobes.

Bathroom

Family Bathroom. (3.30m x 2.93m)

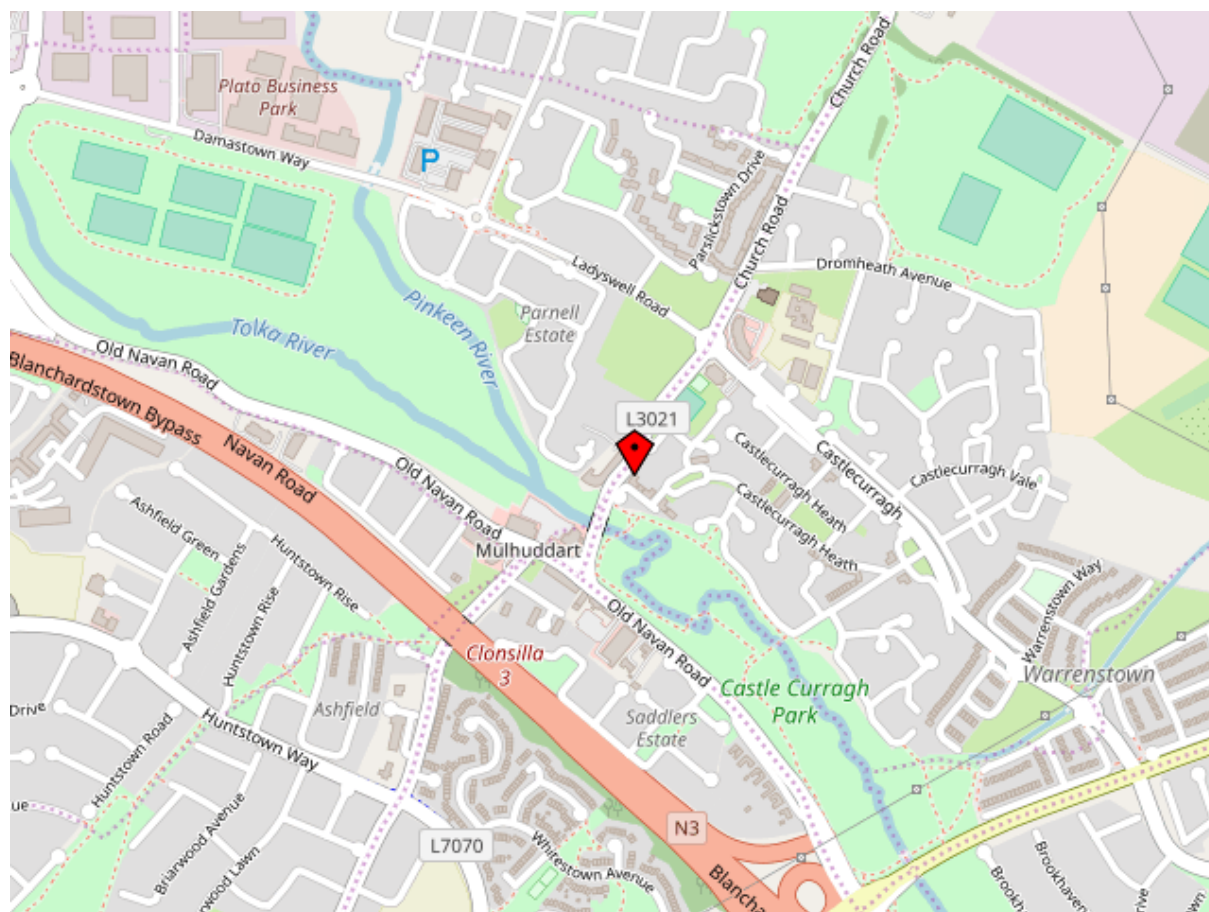
Fully fitted bathroom with tiled floor and walls. shower, w.c and w.h.b.





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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