

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

76 Castlecurragh Park  
Mulhuddart  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning three-bedroom end of terrace family home located at the end of a mature cul de sac in Castlecurragh Park, Dublin 15. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1100 sq ft.

Its southerly aspect ensures that this property is flooded with natural light which is further enhanced by its beautiful fully landscaped back garden. In turn key condition and with a host of designer extras included in the sale this property has something for everyone.

Accommodation briefly comprises of entrance hallway with wooden floor, stunning living room with feature fireplace and wooden floor, modern fully fitted kitchen/dining area with wooden floor and a superb open plan lounge area with wooden floor and back door to the south facing back garden with side entrance. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a family bathroom with bath and shower over. To the front there is off street parking.

Superbly located close to all major amenities including the Blanchardstown Shopping Centre and the M50/N3 motorways.

We strongly recommend viewing without delay.

**A.M.V. €269,000**

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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

Beautiful three-bed family home C1100 Sq ft.  
In showroom condition with many extras included in the sale.

Fully fitted kitchen with all appliances incl in sale.  
Large living room with feature fireplace and wooden floor  
Lounge to the rear suitable for use as second living room.  
Three large bedrooms all with built in wardrobes and wooden floor.

Superb rear garden with side entrance.

Gas fired central Heating.

Double Glazing Throughout.

Within walking distance of schools and shops.

Downstairs guest toilet..

Fully Alarmed.

Excellent location just twenty minutes' walk from  
Blanchardstown shopping Centre.

## Entrance Hall

Entrance Hall  
(5.19m x 1.94m)

Bright and spacious entrance hallway with wooden floor and guest toilet.

Guest Toilet

With tiled floor, w.c and w.h.b.

## Living Room

Livingroom  
(4.88m x 3.35m)

Stunning spacious light filled room with wooden floor and attractive fireplace.

## Kitchen

Dining Room./ kitchen  
(5.35m x 3.73m)

Beautiful spacious and bright dining room with wooden floor.

Modern fitted kitchen with ample wall and floor units. Tiled floor and splashback

## Lounge

Lounge  
(4.16m x 2.74m)

Excellent room with wooden floor, door to the back garden

## Outside Features

Superb back garden south facing with side entrance.





### Bedroom 1

Master Bedroom.

(3.78m x 3.13m)

Bright and spacious master bedroom with wooden floor and built in wardrobes.

### Ensuite

En-suite

(1.82m x 1.73m)

With tiled floor, shower cubicle, w.c and w.h.b

### Bedroom 2

Bedroom 2.

(3.16m x 3.28m)

Large bright and spacious double bedroom with wooden floor and built in wardrobes.

### Bedroom 3

Bedroom 3.

(3.16m x 2.18m)

Beautifully single bedroom with wooden floor and fitted wardrobe.

### Bathroom

Family Bathroom.

(2.10m x 1.97m)

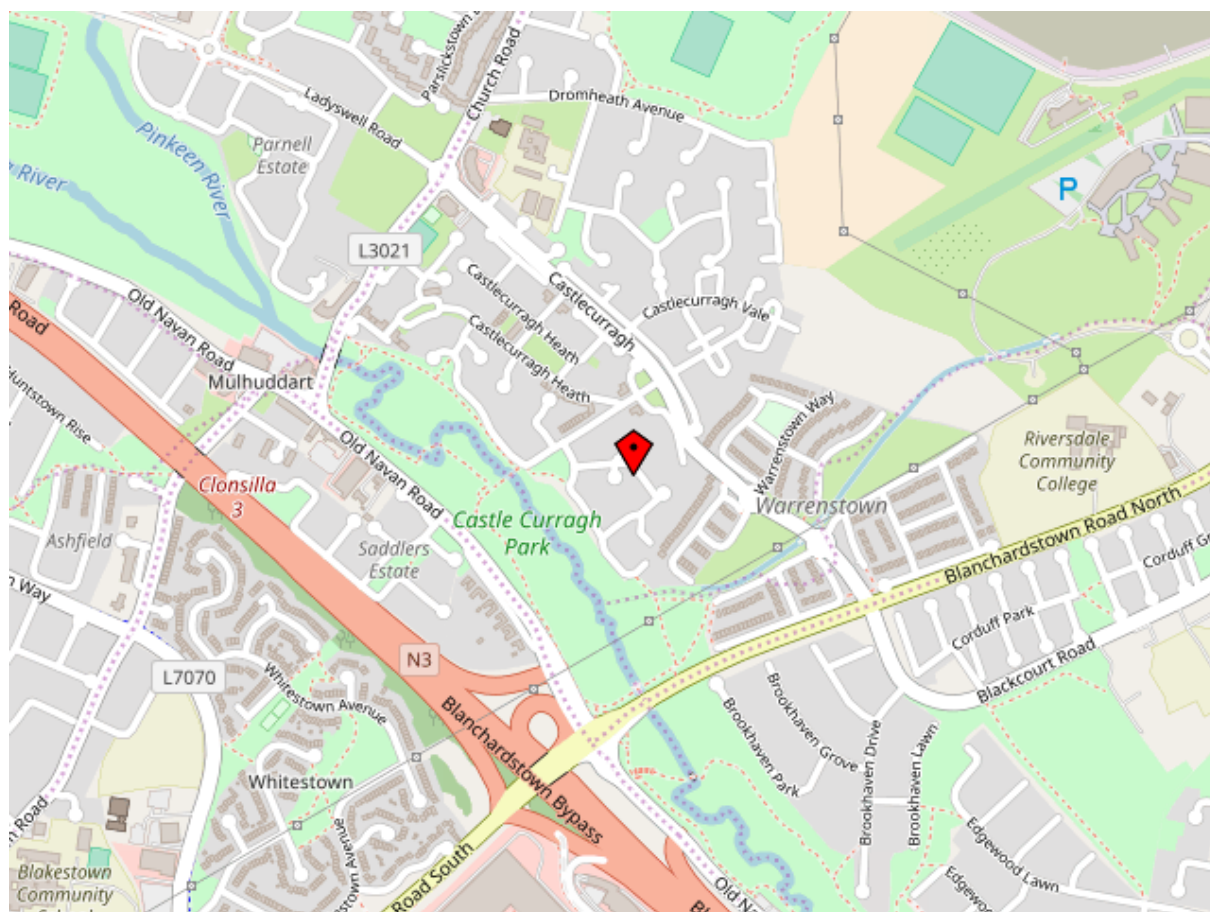
Family bathroom with bath and shower over, wooden floor. WC and w.h.b





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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