

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

80 Whitestown Park  
Blanchardstown  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this most attractive three bed family home in this highly regarded development next to Blanchardstown Shopping Centre, Dublin 15. This excellent property enjoys an enviable position in this quality-built development next to shops, schools and the Blanchardstown Shopping Centre. Recently refurbished and in immaculate condition throughout, it boasts a very spacious living room with feature fireplace and tiled floor, quality fitted kitchen/dining room with integrated appliances and patio doors to the landscaped back garden. Upstairs off the landing you have two double bedrooms with wooden floor and a single bedroom with fitted wardrobes and wooden floor. Next door you have the wonderful newly fitted family bathroom with shower. This excellent location is much sought after due to its close proximity to The Blanchardstown Shopping Centre and the M50/N3 motorways. Terrific opportunity to acquire a stunning family home in an excellent location within walking distance of all major amenities. Viewing is highly recommended.

A.M.V. €249,000

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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

Superb three bed Mid Terrace Family Home C. 925 Sq. ft.  
In showroom condition with many extras incl in sale.  
Newly fitted family bathroom.  
Stunning living room with tiled floor and feature fireplace.  
Three large bedrooms all with wooden floor.  
Fully fitted kitchen/Dining room with tiled floor.  
Guest toilet in hallway.  
Hardwood floors on landing.  
Large back garden fully landscaped.  
Within walking distance of the Blanchardstown shopping centre.

## Entrance Hall

Entrance Hall (4.64m x 1.78m)  
Entrance hallway with tiled floor and guest toilet.

Guest Toilet. (1.44m x 0.80m)  
Newly Fitted toilet with tiled floor.

## Living Room

Living room. (4.20m x 3.26m)  
Stunning room with feature fireplace and tiled floor.

## Kitchen

Kitchen. /Dining area  
(5.20m x 3.22m)  
Fully fitted kitchen with tiled floor and splash back.  
Dining area with tiled floor and patio door to the landscaped back garden.

## Outside Features

Fully landscaped rear garden.  
Paved front Garden, with off street parking.





### Bedroom 1

Master Bedroom  
(4.26m x 2.84m)

Large double bedroom wooden floor and free-standing wardrobes.

### Bedroom 2

Bedroom 2.  
(3.65m x 3.27m)

Double bedroom with fitted wardrobes and wooden floor.

### Bedroom 3

Bedroom 3.  
(3.06m x 2.35m)

Single bedroom with fitted wardrobe and wooden floor.

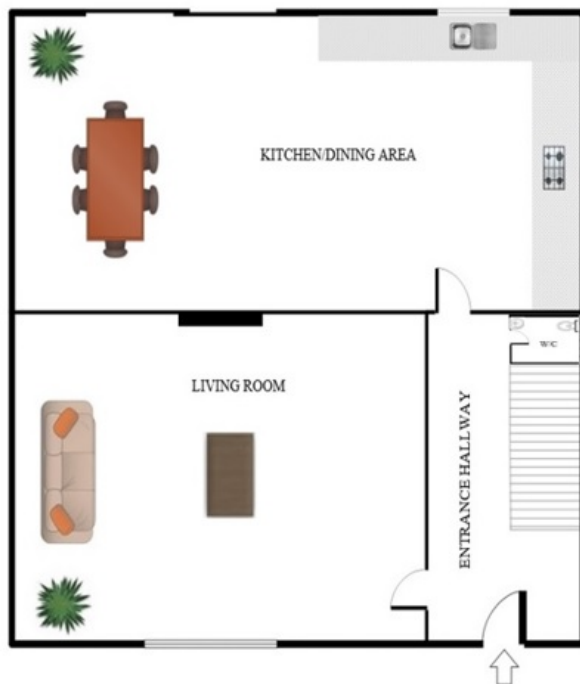
### Bathroom

Family Bathroom  
(2.01m x 1.72m)

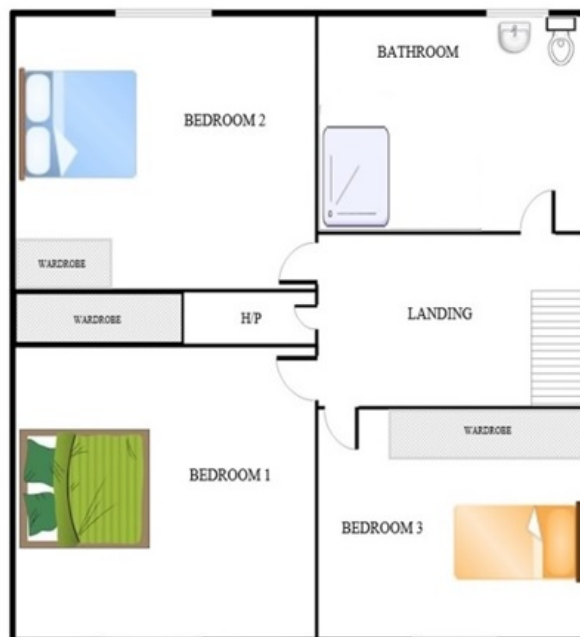
Newly fitted family bathroom with shower, w.c. w.h.b.



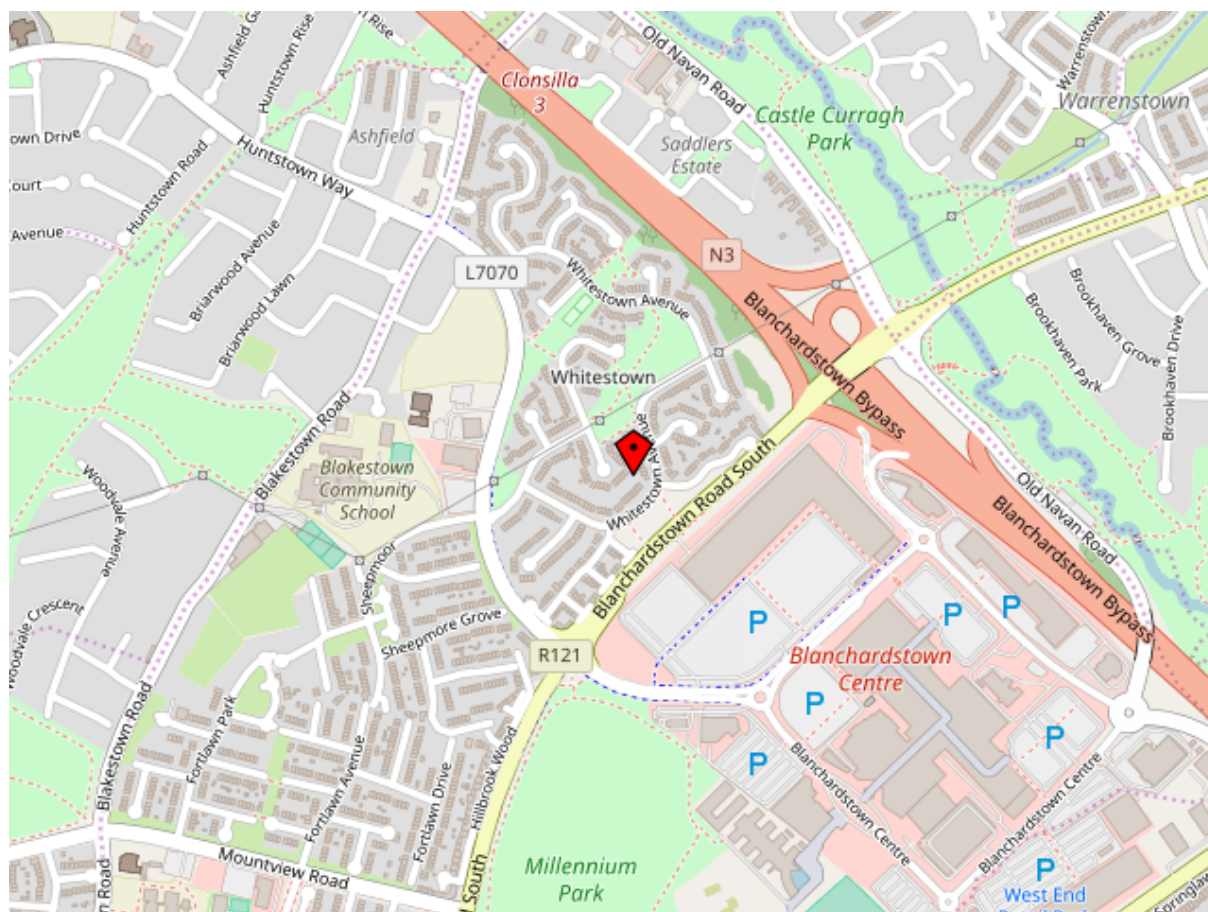
# GROUND FLOOR



# 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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