

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

50 The Boulevard
Tyrrelstown
Dublin 15



Duffy Auctioneers are delighted to present to the market this bright and spacious three-bedroom family home that has been lovingly maintained over the years to provide bright, flexible family living space of approximately 123 sq.Mts. An excellent opportunity to acquire this beautifully presented property that has been meticulously maintained and upgraded by its present house-proud owners offering a turnkey home to any discerning purchaser. This superb location is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre, the M50/N3 Motorway and the national aquatic centre. Accommodation briefly comprises of entrance hall with solid oak floor, under stairs storage with additional storage and a guest toilet, stunning living room with feature fireplace and carpet floor and a beautiful fitted kitchen/dining room with tiled floor. The superb study is outstanding with solid oak floor and could be used as a second living room on the ground floor. The upstairs accommodation is exceptional boasting three double bedrooms with two en-suite bathrooms and a family bathroom. Outside: Off street parking to the rear for two cars to the side and a side entrance. The rear garden is private and secure with a locked entrance. 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. €250,000

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

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

Stunning three bed family home (C 123 Sq. Mts.)
In Showroom condition with many extras included in sale
Beautiful living room with carpet floor and feature fireplace.
Fully Fitted kitchen with tiled floor.
Three double bedrooms with two en-suite bathrooms.
Tiled family bathroom with bath and shower over.
Hardwood floors in reception area's
Study on ground floor with solid oak floor suitable for many uses.
Extensive rear garden with side entrance.
Gas fired central heating.
Double glazed windows.
Security Alarm system.
Multiple telephone and TV points.
Excellent off street parking to the rear.

Entrance Hall

Entrance Hallway
(5.5m x 1.94m)

With solid oak floor with alarm control panel and under stairs storage and porcelain tiled floor.

Guest toilet
(1.73m x 1.53m)
With tiled floor w.c and w.h.b.

Living Room

Living Room
(4.94m x 3.21m)

Bright stunning room with carpet floor. Feature fireplace with recess lighting.

Dining Room

With tiled floor.

Kitchen

Kitchen/Dining room
(4.89m x 3.02m)

Fully fitted Designer kitchen with tiled floors and splash back.

The superb dining area has tiled floor with back door to the large garden

Lounge

Study
(3.60m x 3.03m)

With solid oak floor, suitable for many uses.

Outside Features

Large back garden with side entrance.



Bedroom 1

Master Bedroom.

(4.94m x 3.03m)

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

Ensuite

En Suite. 1.

(2.76m x 1.53m)

Stunning fitted bathroom with w.c, w.h.b., and shower cubicle.

En Suite. 2.

(1.84m x 1.70m)

En-suite bathroom with w.c, w.h.b., and shower cubicle



Bedroom 2

Bedroom 2.

(4.94m x 3.04m)

Large double bedroom with fitted wardrobes and carpet floor.

Bedroom 3

Bedroom 3.

(4.94m x 3.03m)

Double bedroom with built in wardrobes and carpet floor

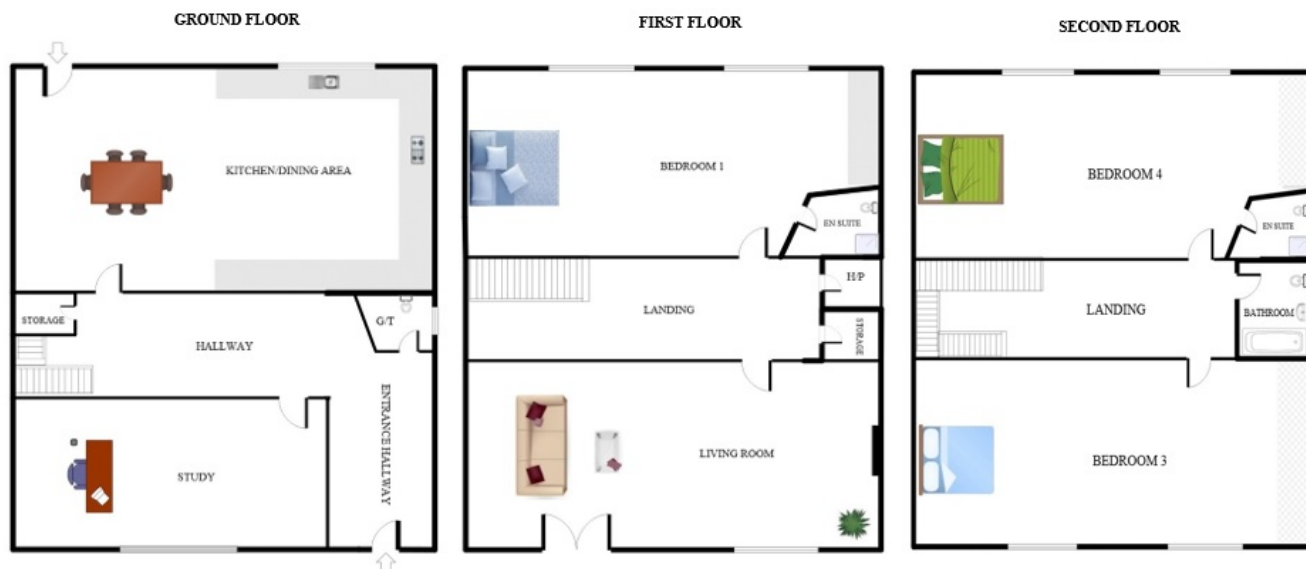
Bathroom

Family Bathroom

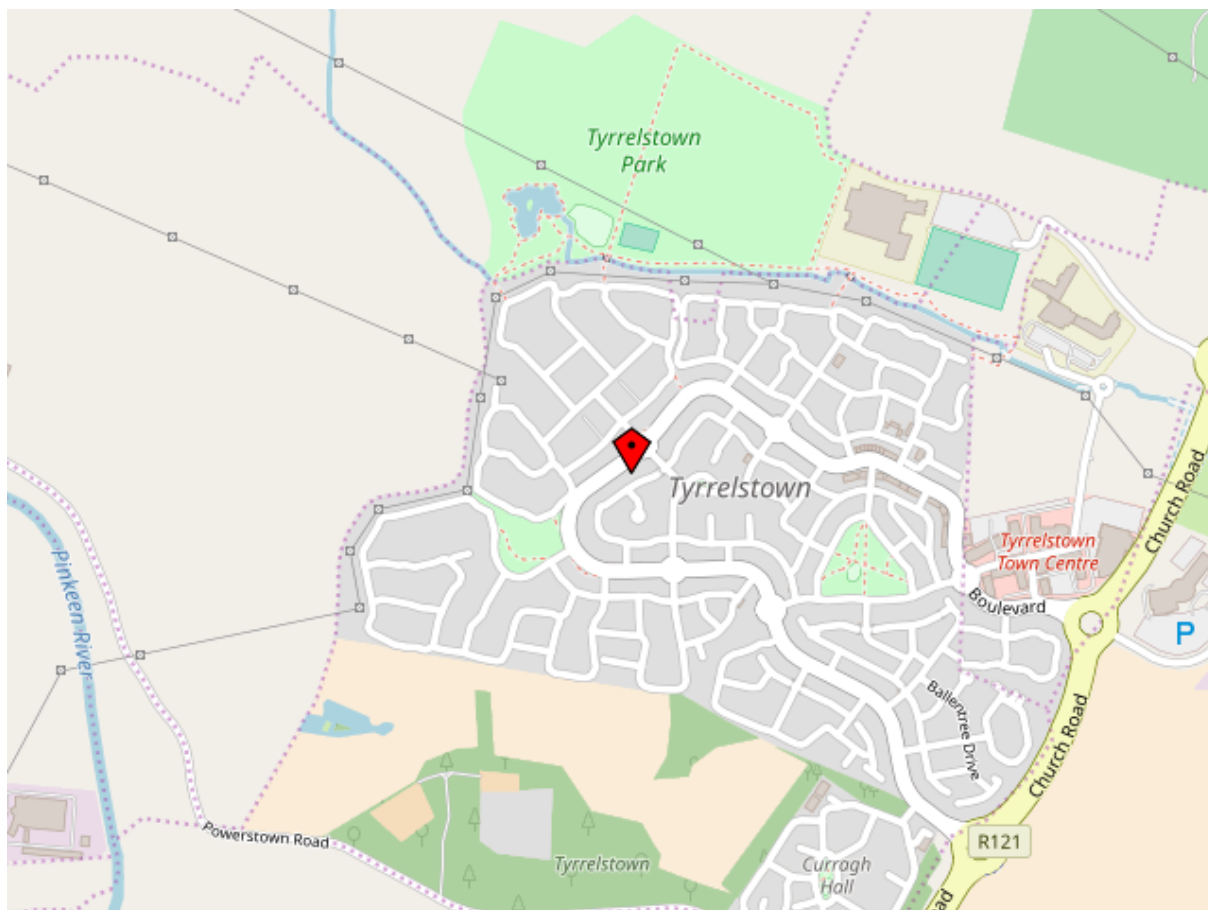
(2.16m x 1.71m)

Fully fitted bathroom with bath and shower over, 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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