

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

257 Castlecurragh Heath  
Mulhuddart  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning three/four-bedroom mid terrace property overlooking a large green on a mature road in Castlecurragh Heath, Dublin 15.

This unique family home has been newly decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1260 sq ft.

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

Accommodation briefly comprises of entrance hallway with tiled floor and guest toilet, stunning living room with feature fireplace and wooden floor, superb newly fitted designer kitchen/dining area with patio doors to the landscaped back garden. The upstairs accommodation is exceptional boasting three double bedrooms and a family bathroom plus a fourth room currently used as a guest bedroom. Excellent location overlooking large green and 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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## Features

Superb three bed family home overlooking large green.  
In showroom condition with many extras incl in sale.  
Bright and spacious accommodation c 1260 sq ft  
Newly fitted kitchen with a host of new appliances included in sale  
Large living room with wooden floor and feature fireplace with open fire.  
Three/four double bedrooms.  
Gas central heating.  
Double Glazing Throughout.  
Fully alarmed.  
Fully landscaped back garden with patio area and shed.  
Located on mature road overlooking large green.

## Entrance Hall

Entrance Hall (6.02m x 1.13m)  
Bright and spacious entrance hallway with tiled floor.

Guest Toilet (1.56m x 1.09m)  
With tiled floor, w.c and w.h.b.

## Living Room

Livingroom (4.61m x 3.58)  
Spacious light filled room with wooden floor and attractive feature fireplace.

## Dining Room

With tiled floor, and door to landscaped back garden with shed.

## Kitchen

Kitchen/Dining room (4.45m x 3.93m)  
Newly fitted designer kitchen with ample wall and floor units and tiled floor.  
All appliance included in sale.

## Outside Features

Excellent location overlooking large green.





### Bedroom 1

Master Bedroom.

(4.74m x 4.55m)

Large double bedroom with carpet floor and free-standing wardrobes

### Bedroom 2

Bedroom 2.

(5.26m x 3.18m)

Large bright and spacious double bedroom with free standing wardrobes

### Bedroom 3

Bedroom 3.

(3.11m x 2.64m)

Double bedroom with wooden floor and free-standing wardrobes.

### Bedroom 4

Bedroom 4.

(3.42m x 2.64m)

Large room currently used as guest bedroom.

### Bathroom

Family Bathroom.

(2.90m x 1.48)

Fully fitted family bathroom with bath and electric shower, wooden floor and part tiled walls. W.c and w.h.b.



