

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

14 The Avenue
Mulhuddart Wood
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this excellent three-bedroom family home located at the end of a mature cul de sac in Mulhuddart Wood, Dublin 15. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 882 sq ft.

Its southerly aspect ensures that this property is flooded with natural light which is further enhanced by its large back garden. In turn key condition and with a host of 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 back door to the south east facing back garden with side entrance. The upstairs accommodation is exceptional boasting three large bedrooms and a newly fitted 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. €249,000

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

Beautiful three-bed family home C 882 Sq ft.
In excellent 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
Three large bedrooms all with built in wardrobes and carpet floor.

Superb rear garden with side entrance.

Gas fired central Heating.

Double Glazing Throughout.

Within walking distance of schools and shops.

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

Entrance Hall

Entrance Hall
(4.51m x 1.74m)

Bright and spacious entrance hallway with wooden floor.

Living Room

Livingroom
(5.12m x 3.07m)

Stunning spacious light filled room with wooden floor and attractive fireplace

Kitchen

Dining Room./ kitchen
(4.85m x 3.74m)

Beautiful spacious and bright dining room with wooden floor.

Modern fitted kitchen with ample wall and floor units.

Outside Features

Large rear garden.

Off street parking to front.



Bedroom 1

Master Bedroom.

(3.72m x 3.m)

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

Bedroom 2

Bedroom 2.

(3.67m x 2.74m)

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

Bedroom 3

Bedroom 3.

(2.80m x 2.06m)

Beautifully single bedroom with wooden floor and fitted wardrobe.

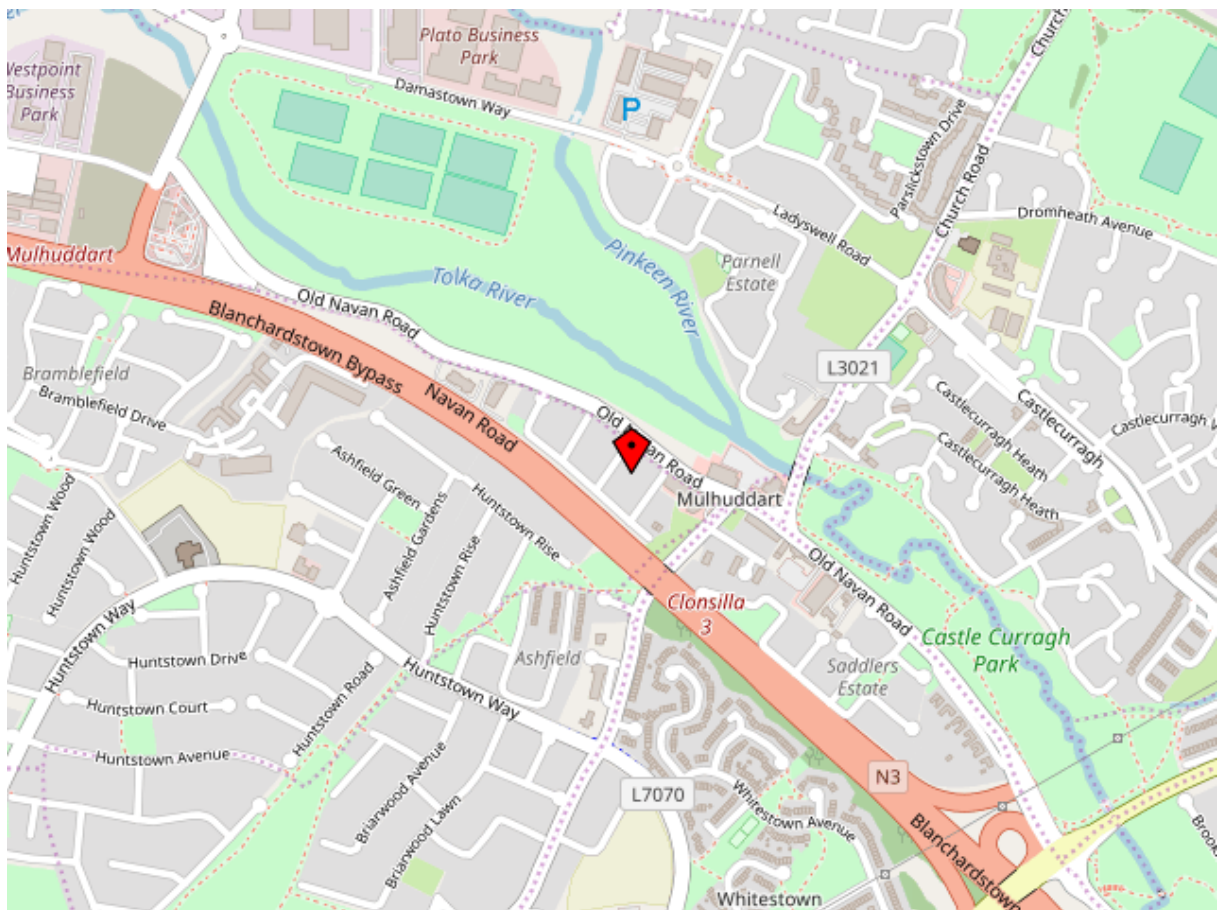
Bathroom

Family Bathroom.

(2.10m x 1.97m)

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





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.