

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

32 Waterville Hall  
Blanchardstown  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning two bed second floor apartment in Waterville Hall, Blanchardstown, one of the most sought-after developments in Dublin 15. This stunning residence enjoys a most central location in this quality-built development just off Snugborough road and only a few minutes stroll from the Blanchardstown shopping centre. Meticulously maintained and upgraded by the present owner, this fine family home is beautifully presented and enjoys an enviable position in this quality-built development next to the national aquatic center. Accommodation briefly comprises of entrance hallway with wooden floor, stunning open plan living room/dining with wooden floor and feature fireplace. Off the living room you have a fully fitted kitchen with tiled floor. There are two double bedrooms with master en-suite and a fully fitted family bathroom with bath and shower over. To the front there is secure off-street parking. We strongly recommend viewing without delay.

**A.M.V. €235,000**

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

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## Features

Beautiful second floor two-bedroom apartment.

Being sold fully furnished

In showroom condition with many extras included in sale.  
Large living room with wooden floors and Feature fireplace.  
Two double bedrooms with built in wardrobes and wooden floor.

Master bedroom with en-suite bathroom.

Fully fitted kitchen with a host of integrated appliances.

Gas central heating.

PVC double glazed windows.

Within walking distance of Blanchardstown Village.

Prime Residential location.

Management fee EUR1836.

## Entrance Hall

Entrance Hall  
(5.52m x 1.04m)

Entrance hallway with wooden floor and storage room.

## Living Room

Livingroom  
(4.36m x 4.m)

Spacious light filled room with wooden floor and feature fireplace.

## Kitchen

Kitchen/dining area  
(5.32m x 2.23m)

Fully fitted kitchen with tiled floor, dining area with wooden floor.

## Outside Features

Secure parking.



### Bedroom 1

Master Bedroom.  
(4.17m x 3.16m)

Bright and spacious double bedroom with wooden floor and fitted wardrobes

### Ensuite

En-suite  
(2.50m x 1.70m)

With tiled floor, shower cubicle, WC & w.h.b.

### Bedroom 2

Bedroom 2.  
(4.86m x 3.m)

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

### Bathroom

Bathroom. (2.26m x 2.01.m)

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





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