

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

Rosedene
Blakestown Road
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent three bed semi-detached Bungalow that has been tastefully redesigned and extended to provide excellent family accommodation in the popular residential area of Blakestown road Dublin 15.

Located on a large site this three-bed property has tremendous potential for further development with a large area to the front of the property as well as benefiting from a sunny south facing rear garden with patio area and a very attractive block built shed with power and water that would be suitable for many uses. This stylish and contemporary property is situated on a mature road just minutes from schools, shops and the Blanchardstown Centre. Accommodation consists of entrance hallway with wooden floor, fully fitted kitchen/dining room with tiled floor and a stunning living room with feature fireplace and wooden floor. There are three large bedrooms with wooden floor and a newly fitted family bathroom/wet room with utility room next door. The superb south facing rear garden is fully landscaped with patio area and has a large side entrance. Situated on this mature road just minutes from the Blanchardstown Shopping Centre, the M50/N3 Motorway and a host of local amenities such as schools, shops, and frequent public transport links to the city centre. Viewing is highly recommended.

A.M.V. €275,000

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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

Stunning three bed extended bungalow c. 968 Sq ft.
Located on a large site with tremendous potential to further extend to the side and rear.
In excellent condition with many extras included in sale
Fully Fitted kitchen with tiled floor
Superb living room with feature fireplace and wooden floor
Three double bedrooms with wooden floor
Oil central heating.
Excellent Location on mature road.
Concrete shed with power and water, suitable for many uses.
Fully landscaped south facing rear garden with patio area.
Large side entrance.

Entrance Hall

Entrance hallway (5.42m x 1.79m)
With wooden floor and storage room

Living Room

Living room (5m x 3.82m)
Large bright room with wooden floor and feature fireplace.

Kitchen

Kitchen/dining room (4.40m x 3.95m)
Fully fitted Kitchen with tiled floor, ample wall and floor mounted units.
Patio door to landscaped back garden with shed

Utility Room

Utility Room (2.96m x 2.30m)
Large utility room with tiled floor, white goods and extra storage.

Outside Features

Superb south facing rear garden with shed.
Shed (4.19m x 2.39m)
Concrete shed with power, water and toilet.
Suitable for many uses.



Bedroom 1

Bedroom 1. (3.77m x 3.17m)
Large double bedroom with carpet floor and walk in wardrobe.

Walk in wardrobe (3m x 1.07m)
With carpet floor.

Bedroom 2

Bedroom 2. (3m x 2.81m)
Double bedroom with wooden floor

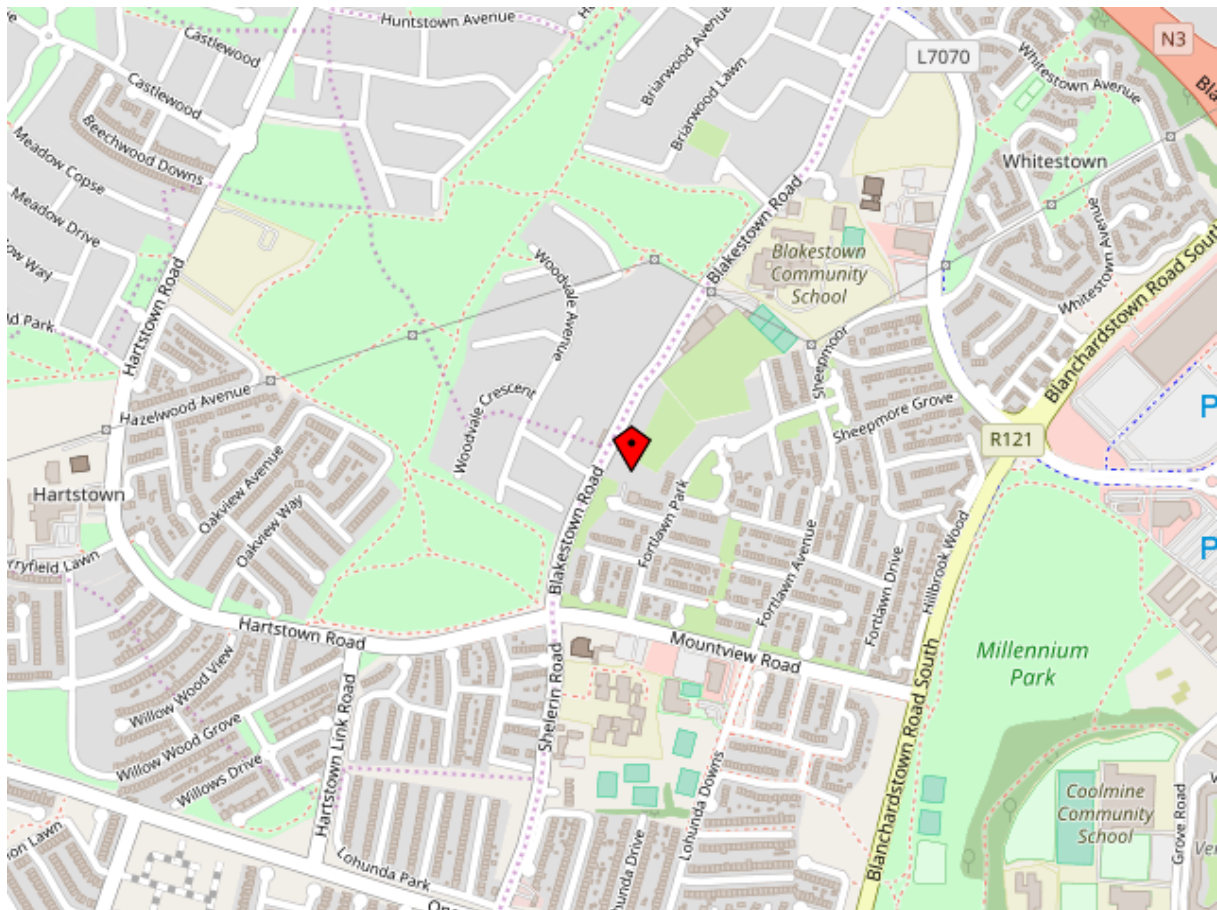
Bedroom 3

Bedroom 3. (3.20m x 2.51m)
Double bedroom with wooden floor

Bathroom

Family Bathroom. (2.86m x 2.18m)
Newly Fitted Bathroom comprising wet room with shower, W.C. and w.h.b





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