

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

69 Garnish Square
Waterville
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning own door three bed duplex apartment in Garnish Square, Waterville one of the most sought-after developments in Blanchardstown, 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 centre. Accommodation briefly comprises of entrance hallway with wooden floor, superb living room with wooden floor and a stunning open plan kitchen/dining room with designer fitted kitchen with tiled floor. Two double doors lead you to the large west facing balcony and most importantly not overlooked. Upstairs off the landing there are three 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. Viewing by Appointment only.

A.M.V. €290,000

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Features

Beautiful B rated own door three-bedroom apartment C 120 Sq Mts.

In showroom condition with many extras included in the sale.

Large living room with wooden floors and feature fireplace.
Fully fitted designer kitchen with a host of integrated appliances.

Dining area with tiled floors and double doors to the large west facing patio.

Three double bedrooms all with built in wardrobes and carpet floor.

Fully fitted family bathroom with bath and shower over.
Master bedroom with en-suite bathroom and walk in wardrobe.

Attic is part floored with stairs access.

Within walking distance of Connolly Hospital.

Prime Residential location.

Management Fee EUR1200. p.a.

Entrance Hall

Entrance Hall (7.3m x 2.23m)

Entrance hallway with wooden floor and understairs storage room.

Living Room

Livingroom (6.64m x 4.11m)

Stunning spacious light filled room with feature fireplace and wooden floor.

Dining Room

With tiled floor, double doors to large west facing patio.

Kitchen

Kitchen/Dining Room (5.67m x 4.45m) Wonderful fully fitted Designer kitchen with tiled floor.

All appliances included in sale.

Dining area with double doors to the large west facing balcony.

Outside Features

Private parking in cul de sac.



Bedroom 1

Master Bedroom. (4.10m x 3.95m)

Bright and spacious double bedroom with carpet floor and walk in wardrobes.

Walk in Wardrobe (1.60m x 1.50m) With carpet floor.

Ensuite

En-suite (2.22m x 1.46m)

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

Bedroom 2

Bedroom 2. (4.28m x 3.04m)

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

Bedroom 3

Bedroom 3. (3.18m x 2.54m)

Large double bedroom with built in wardrobes and carpet floor.

Bathroom

Bathroom. (3.01m x 2.01m)

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



