

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

65 Cruise Park Drive  
Tyrrelstown  
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market 65 Cruise Park Drive a magnificent two bed end of terrace family home situated in a highly desirable location close to shops and schools and frequent public transport to the city Centre. Impeccably presented and meticulously maintained by its present house-proud owners this stunning property offers a turnkey solution to any discerning purchaser. In showroom condition throughout, this fantastic family home boasts a large living room with solid oak floor and feature fireplace with stove, newly fitted designer kitchen with oak floor and a large landscaped rear garden with insulated shed with power and water installed. Upstairs off the landing there are two double bedrooms with master en-suite and a newly fitted family bathroom with bath and shower over. This superb location is only minutes away from all local amenities and services including the Tyrrelstown Shopping Centre and the M50/N3 Motorway. The rear garden is private and secure with extra wide side area. Beautiful starter home and well worth the view.

**A.M.V. €235,000**

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

Stunning two bed End of Terrace family home.  
Recently renovated and in Showroom condition.  
Large Living room with Feature fireplace with stove and solid oak floor  
Newly Fitted bespoke designer kitchen with solid oak floor.  
Two Large double bedrooms with master en-suite  
Newly fitted family bathroom with bath and shower over.  
Double Glazed windows.  
Gas Fired Central Heating plus wood burning stove.  
Extra-large rear and side garden with extra wide side entrance and shed.  
Excellent location on mature road close to shops and schools.

## Entrance Hall

Entrance hallway (1.62m x 2.m)  
With tiled floor and alarm control panel

## Living Room

Living room (4.10m x 4.06m)  
Beautiful light filled room with solid oak floor and feature fireplace with stove.  
Patio doors to landscaped back and side garden with shed.

## Kitchen

Kitchen/Dining room (4.82m x 2.89m)  
Stunning designer fitted Kitchen with ample wall and floor units.  
Dining area with solid oak floor.

## Outside Features

Superb back and side gardens, fully paved with garden shed.





### Bedroom 1

Bedroom 1. (3.83m x 3.m)

Large double bedroom with fitted wardrobes and solid oak floor

### Ensuite

En-suite. (2.23m x 1.55m)

Newly fitted en-suite with tiled floor with shower cubicle, w.c, and w.h.b.

### Bedroom 2

Bedroom 2. (4.10m x 2.52m)

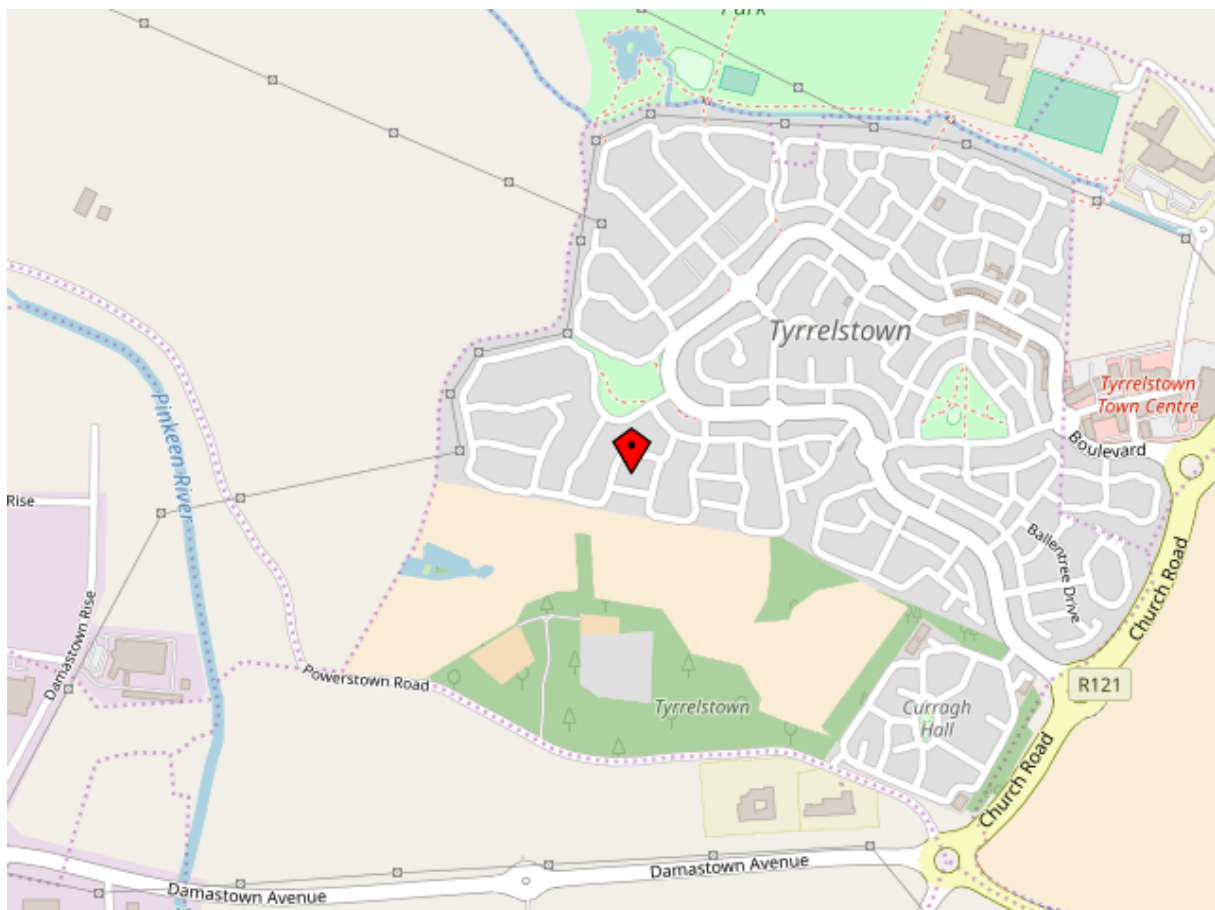
Double bedroom with fitted wardrobes and solid oak floor.

### Bathroom

Family Bathroom. (2.10m x 1.73m)

Newly fitted family bathroom with tiled floor, bath and shower over, w.c and w.h.b.





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