

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

120 Edgewood Lawns
Blanchardstown
Dublin 15



Duffy Auctioneers take great pleasure in introducing to the market 120 Edgewood Lawn a three-bed mid terraced property situated in a tranquil cul de sac setting just off Snugborough Road in Blanchardstown next to the national Aquatic center. Suitable for those looking for a family home or an excellent investment opportunity, this is one not to be missed. Accommodation briefly comprises of entrance hallway with wooden floor, large living room with feature fireplace and wooden floor, a fully fitted kitchen/dining room with tiled floor and door to the large back garden that is not overlooked. The upstairs accommodation is excellent with three large bedrooms and a family bathroom. This superb location is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre and the M50/N3 Motorway. Outside: Front Driveway with secure off-street parking. The rear garden is private and secure and is not overlooked. Beautiful starter home and well worth the view.

A.M.V. €240,000

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

Excellent three bed family home overlooking a large green area.
Located in mature cul de sac close to the Blanchardstown shopping centre.
Three Large bedrooms with fitted wardrobes and wooden floor,
Living room with Feature fireplace and wooden floor
Fully Fitted kitchen with tiled floor
Large dining room with door to the back garden.
Double Glazed windows.
Gas Fired Central Heating.
Large rear garden not overlooked.
Within walking distance of schools and shops.

Entrance Hall

Entrance hallway (3.63m x 1.82m)
With wooden floor and under stairs storage

Living Room

Living room (4.57m x 3.32m)
Beautiful light filled room with wooden floor and feature fireplace.

Dining Room

Large dining room with tiled floor.

Kitchen

Kitchen/ Dining room (5.29m x 4.07m)
Fully fitted Kitchen with ample wall and floor units.
Large dining area with tiled floor.

Outside Features

Fully landscaped back garden.
Excellent location overlooking large green.



Bedroom 1

Bedroom 1. (3.82m x 3.24m)

Large double bedroom with fitted wardrobes wooden floor

Bedroom 2

Bedroom 2. (3.25m x 3.60m)

Double bedroom with fitted wardrobes and wooden floor.

Bedroom 3

Bedroom 3. (2.63m x 2.18m)

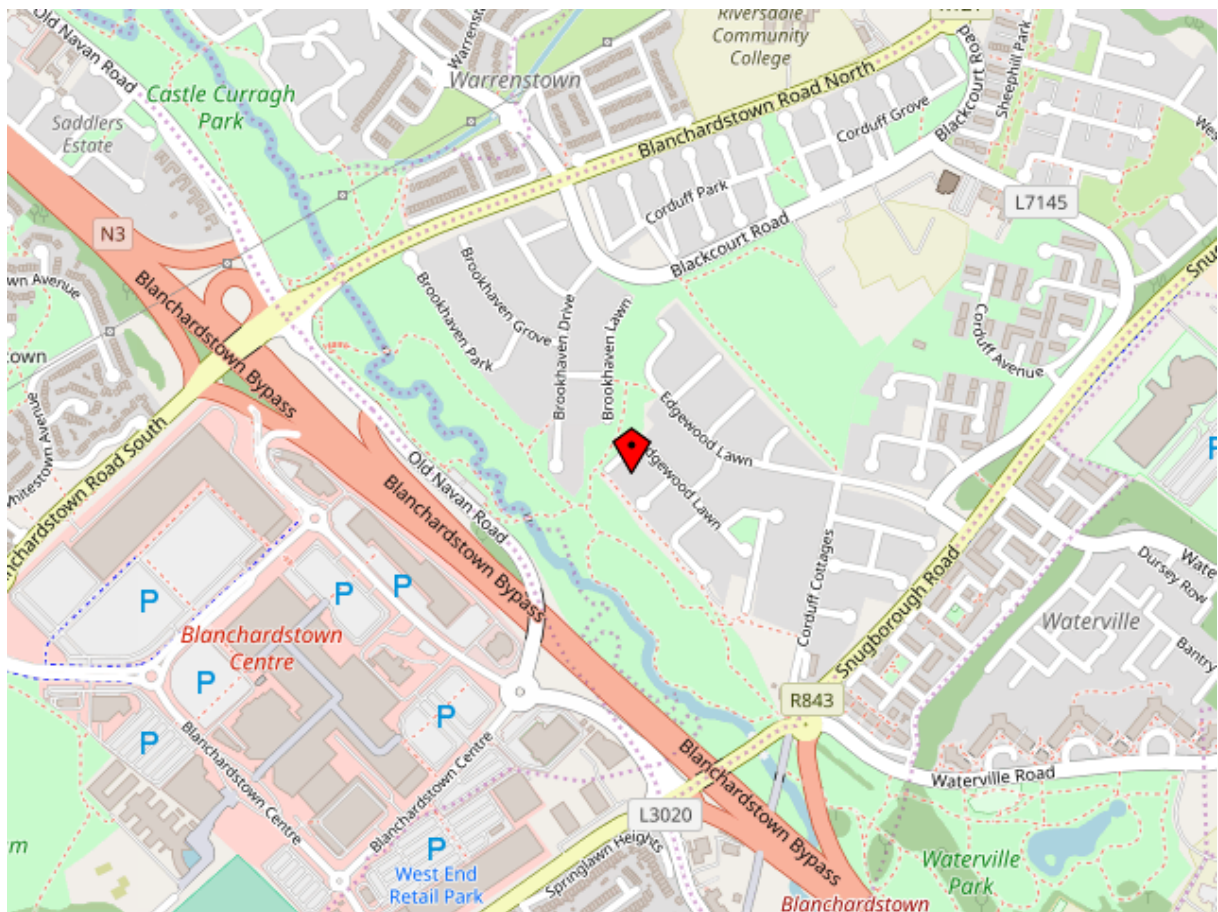
Single bedroom with fitted wardrobe and wooden floor.

Bathroom

Family Bathroom. (1.96m x 1.90m)

Fully Fitted Bathroom with shower cubicle an wooden floor, w.c. and w.h.b.





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