

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

218 Castlecurragh Heath
Mulhuddart
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning three-bedroom family home with converted attic located at the end of a mature cul de sac in Castlecurragh Heath, Dublin 15.

This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1200 sq ft.

Its southerly aspect ensures that this property is flooded with natural light which is further enhanced by its beautiful fully landscaped back garden. In turnkey condition and with a host of designer extras included in the sale this property has something for everyone.

Accommodation briefly comprises of entrance hallway with wooden floor and guest toilet, stunning living room with feature fireplace and wood burning stove, modern fully fitted kitchen/dining area with tiled floor and back door to the south facing back garden with garden shed. The upstairs accommodation is exceptional boasting three large bedrooms and a fully fitted family bathroom with shower cubicle. The superb attic conversion is currently used as a fourth bedroom.

Superbly located close to all major amenities including the Blanchardstown Shopping Centre and the M50/N3 motorways.

We strongly recommend viewing without delay.

A.M.V. €269,000

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Features

Beautiful B Rated three-bed family home with converted attic.

In showroom condition with many extras included in the sale.

Fully fitted kitchen with tiled floor.

Large living room with feature fireplace and wood burning stove.

Three large bedrooms all with wooden floor.

Superb, converted attic currently used as a fourth bedroom.

Newly fitted Gas central Heating.

Double Glazing Throughout.

Within walking distance of schools and shops.

Downstairs guest toilet.

South facing back garden fully landscaped.

Fully Alarmed.

Excellent location just twenty minutes' walk from Blanchardstown shopping Centre.



Entrance Hall

Entrance Hall

(4.87m x 1.00m)

Bright and spacious entrance hallway with wooden floor and guest toilet.

Guest Toilet

With lino floor, w.c and w.h.b.



Living Room

Livingroom

(5.15m x 3.39m)

Stunning spacious light filled room with wooden floor and attractive fireplace with stove.

Dining Room

With tiled floor and door to south facing back garden.



Kitchen

Dining Room. / kitchen

(5.35m x 3.57m)

Beautiful spacious and bright dining room with tiled floor.

Modern fitted kitchen with ample wall and floor units. Tiled floor and splashback.

Outside Features

Stunning south facing back garden, fully landscaped.



Bedroom 1

Master Bedroom.

(4.87m x 3.13m)

Bright and spacious master bedroom with wooden floor and extra walk-in wardrobes.

Bedroom 2

Bedroom 2.

(3.33m x 3.m)

Large bright and spacious double bedroom with wooden floor and free-standing wardrobes.

Bedroom 3

Bedroom 3.

(3.16m x 2.18m)

Beautifully single bedroom with wooden floor.

Bedroom 4

Converted Attic (4.43m x 3.52m)

Superb, converted attic with wooden floor. Currently used as a fourth bedroom.

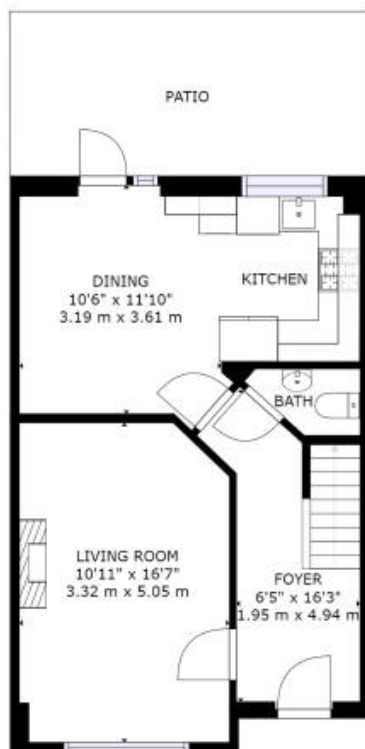
Bathroom

Family Bathroom.

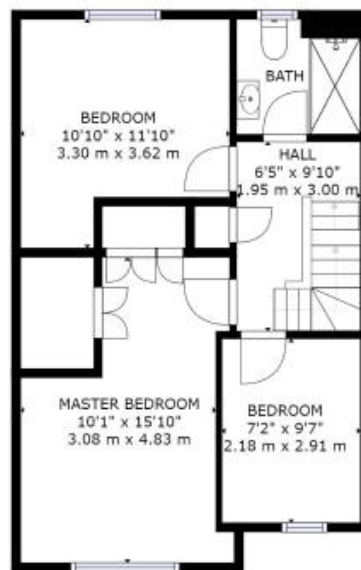
(2.m x 1.83m)

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

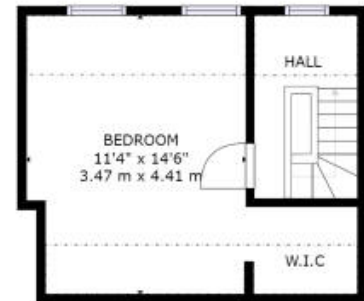




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1: 490 sq. ft./46 m², FLOOR 2: 480 sq. ft./45 m²
FLOOR 3: 148 sq. ft./14 m², EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 92 sq. ft./9 m²
TOTAL: 1118 sq. ft./104 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

