

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

7 Saddlers Crescent  
Old Navan Road  
Mulhuddart



Discreetly tucked away in this most tranquil setting just off the old navan road, is this most appealing three bed semi-detached property with additional storage room to the rear. Number 7 is superbly located on this mature cul de sac overlooking a large green adjacent to a host of local schools, shops and the vital N3 & M50 road network. This superb location is second to none and is within walking distance of all local amenities and services including the Blanchardstown Shopping Centre and mulhuddart village.

Accommodation briefly comprises entrance hallway with wooden floor, superb living room with feature fireplace and wooden floor, kitchen/dining room with tiled floor and utility area with patio doors to the east facing garden. The newly built storage room to the rear has power and water installed and is suitable for many uses. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a family bathroom with bath and shower over.

Outside: Front garden with driveway and off road parking. The east facing rear garden is private and secure. Excellent family home and well worth the view.

**A.M.V. €299,000**

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## Features

Bright and spacious extended three-bed semi-detached property.  
Excellent location on mature cul de sac overlooking a large green.

Three large bedrooms all with built in wardrobes.  
Fully fitted kitchen/dining room, perfect for a growing family.  
Stunning storage room to the rear with power and water.

Wonderful living room with wooden floor and feature fireplace.

Gas fired central heating.

Double-glazed windows.

Excellent off-street parking.

Prime residential location on mature cul de sac overlooking a large green.

## Entrance Hall

Entrance Hallway

5.69m x 1.86m

With wooden floor.

## Living Room

Living Room

4.91m x 3.81m

Large living room with wooden floor and feature fireplace

## Dining Room

With tiled floor and patio door to garden.

## Kitchen

Kitchen/Dining Room

5.19m x 3.m

Fully fitted kitchen with ample wall and floor units, all appliances included in sale.

Dining area with tiled floor.

## Lounge

Extended storage room 5.14m x 3.62m

Large room with wooden floor suitable for many uses

## Utility Room

With tiled floor and extra storage.

## Outside Features

Excellent location overlooking large green.



### Bedroom 1

Bedroom 1.  
4.58m x 3.09m

Double bedroom with built in wardrobes and carpet floor

### Ensuite

En-suite 2.04m x 1.31m  
With wooden floor and shower cubicle

### Bedroom 2

Bedroom 2  
3.62m x 2.98m

Double bedroom with built in wardrobes and carpet floor.

### Bedroom 3

Bedroom 3  
3.59m x 2.12m

Single bedroom with fitted wardrobes and carpet floor.

### Bathroom

Family Bathroom  
2.24m x 1.82m

Comprising of corner bath with shower over, w.c, and  
w.h.b.

Part tiled walls and wooden floor.



