

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

54 Castlecurragh Heath  
Mulhuddart  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this own door one bed apartment next to a large green on a mature road in Castlecurragh Heath, Dublin 15.

This unique starter home has been recently refurbished and redecorated with taste and flair throughout and boasts bright and spacious accommodation of c 462 sq ft.

Accommodation briefly comprises of entrance hallway with wooden floor, large living room with wooden floor and an open plan kitchen/dining area with wooden floor. The superb double bedroom has a wooden floor and is located next to the fully fitted family bathroom with bath and shower over. Excellent location on mature road next to a large green and close to all major amenities including the Blanchardstown Shopping Centre and the M50/N3 motorways. We strongly recommend viewing without delay.

**A.M.V. €150,000**

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail: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

Superb own door one bed apartment next to a large green.  
Recently refurbished and in showroom condition.  
Fully fitted kitchen with wooden floor  
Fully fitted family bathroom with tiled floor.  
Large living room with wooden floor.  
Double bedroom with wooden floor.  
Upgraded electric heating.  
Double Glazing Throughout.  
Fully alarmed.  
Outside Storage room.  
Located on mature road next to a large green.  
Management Fee. C.600 P.A.

## Entrance Hall

Entrance Hall (1.87m x 1.06m)  
Entrance hallway with wooden floor.



## Living Room

Livingroom (3.83m x 3.42)  
Spacious light filled room with wooden floor.



## Dining Room

Open plan with wooden floor.

## Kitchen

Kitchen/Dining room (4.45m x 3.93m)  
Fully fitted kitchen with wall and floor units and wooden floor



## Outside Features

Storage room to the side.  
Next to a large green.





## Bathroom

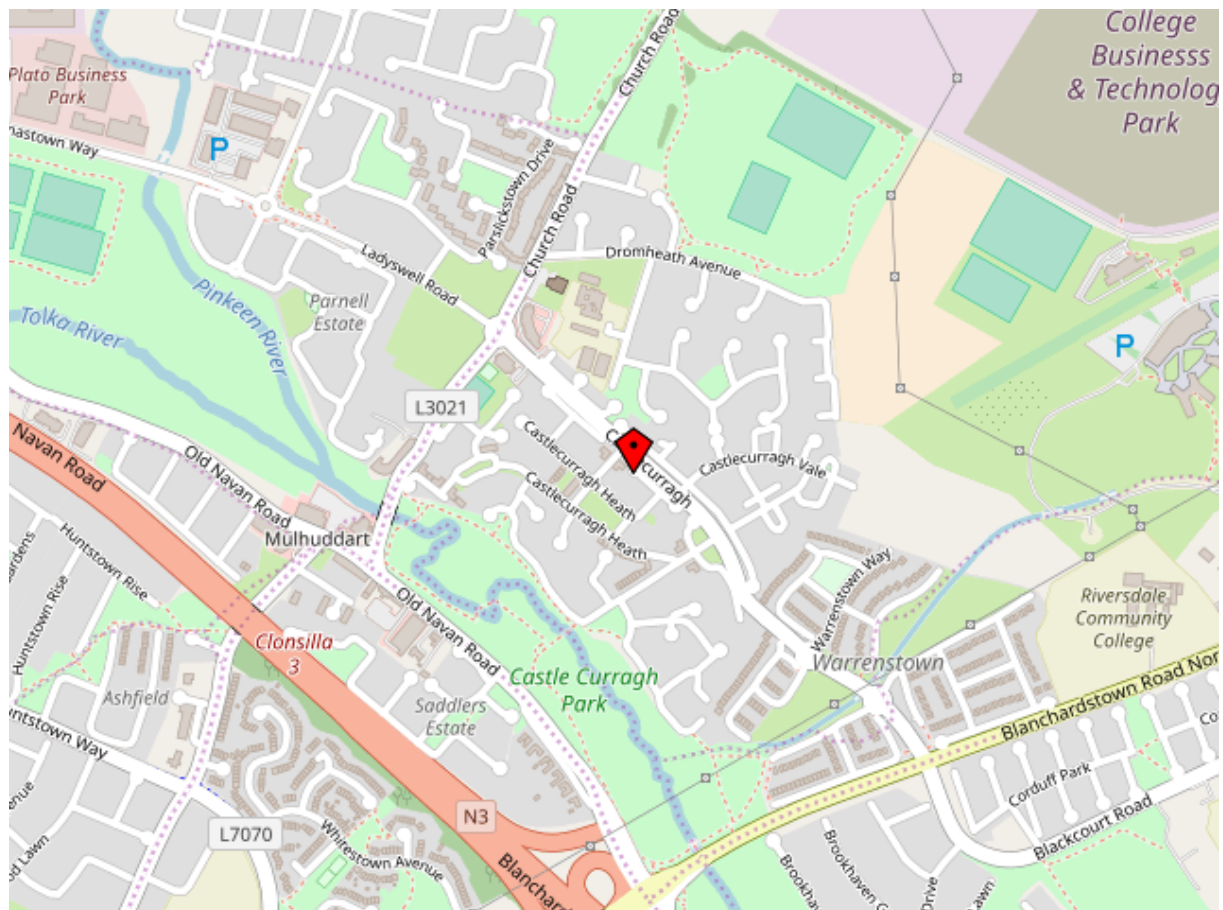
Family Bathroom.

(2.17m x 1.65m)

Fully fitted family bathroom with bath and shower over, tiled floor and part tiled walls. W.c and w.h.b.







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