

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

22 Huntstown Wood
Mulhuddart
Dublin 15



Duffy Auctioneers take immense pleasure in presenting to the market 22 Huntstown Wood a magnificent two bed family residence located in this mature and popular residential road next to shops and schools. This superb family residence has been totally rebuilt and refurbished and enjoys a most central location on this mature and settled cul de sac just off Huntstown Way and only a twenty-minute stroll from all amenities. Well proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. On entering the property, one is immediately struck by the quality finish in every room and the beautiful newly fitted kitchen/dining room with tiled floor.

The bright and spacious accommodation of c 650 Sq. ft. has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, wooden floors in the living room, a newly fitted kitchen with integrated appliances, Porcelain tiling in the kitchen and feature lighting in all rooms. The upstairs accommodation is exceptional boasting two large bedrooms and a newly fitted family bathroom with walk in shower. The stunning rear garden is private and secure with garden shed. To the front there is secure off-street parking. This superb location is much sought after due to its proximity to the Blanchardstown Shopping centre and the M50/N3 motorway.

This property must be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

A.M.V. €275,000

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

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Features

Totally refurbished two bed family home C 60.4 Sq. mts.
In Showroom Condition with many extras included in sale.
Stunning living room with feature fireplace and wooden floor
Large newly fitted kitchen/ dining area with tiled floor.
Two large Bedrooms with wooden floor.
Newly fitted family bathroom with shower.
Newly fitted PVC double glazed windows and doors.
Gas fitted Central Heating
Superb location on mature cul de sac, within walking distance of shops and schools.
Stunning rear garden fully landscaped with shed.
Prime residential location next to shops and schools.

Entrance Hall

Entrance Hallway (1.61m x 1.14m)
With wooden floor.

Living Room

Living Room (5.14m x 3.86m)
Stunning living room, feature fireplace and wooden floor.

Dining Room

With tiled floor

Kitchen

Kitchen/Dining room (3.83m x 2.13m)
Newly fitted kitchen with ample wall units and tiled floor.
Large work surface with integrated appliances.
Dining area has tiled floor and door to stunning back garden.

Outside Features

Fully landscaped back garden with shed.



Bedroom 1

Master Bedroom. (3.88m x 2.84m)

Large double bedroom with walk in wardrobes with wooden floor.

Bedroom 2

Bedroom 2. (3.88m x 2.30m)

Large double bedroom with free standing wardrobes and wooden floor.

Bathroom

Family Bathroom. (2.56m x 1.40m)

Newly fitted bathroom with fully tiled floor and walls. Walk in shower, w.c and w.h.b.



