DUFFY AUCTIONEERS

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

For Sale By Private Treaty

15 Bealing Crescent
Tyrrelstown
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning four bed detached property located in this highly desirable residential development just off the R121 and just a stone's throw from Tyrrelstown shopping centre with its excellent amenities and stores. Well-proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. Accommodation briefly comprises of entrance hallway with tiled floor and guest toilet, superb living room with wooden floor, feature fireplace and patio doors to the east facing landscaped back garden with shed. Off to hallway you have a fully fitted kitchen/dining area with tiled floor plus a superb study with tiled floor that could be used as a fifth bedroom. The upstairs accommodation is exceptional boasting four double bedrooms with master en-suite and a fully fitted family bathroom with bath and shower over. To the side of the property there is two allocated off-street parking bays. This superb location is only minutes away from all local amenities and services including Tyrrelstown Shopping Centre, the M50/N3 Motorway, and a host of local amenities such as schools, shops, and frequent public transport links to the city centre. Viewing is highly recommended!

A.M.V. €369,000

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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 B rated Detached four bed family home C 126 sq mts
In showroom condition with many extras included in the sale.
Four/Five double bedrooms with master en-suite.
Superb Living room with feature fireplace and wooden floor.
Fully fitted kitchen with tiled floor.
Large study with tiled floor.
Fully fitted family bathroom with bath and electric shower over.
Double Glazed windows.
Gas Fired central heating.
Excellent location overlooking large green.
Large side entrance next to two designated parking bays.



Entrance Hall

Entrance hallway (2.84m x 2.35m)
Entrance hallway with guest toilet and tiled floor.

Guest Toilet. (1.49m x 1.47m)
Guest toilet with tiled floor.



Living Room

Living room (6.58m x 3.50m)
Stunning living room with wooden floor and feature fireplace.
Patio door to large back garden.

Dining Room

With tiled floor and patio door to garden.

Kitchen

Kitchen/Dining area (3.80m x 3.39m)
Fully fitted Kitchen with tiled floor, ample wall, and floor units.
Dining area.
Bright and spacious area with tiled floor and patio door to garden.



Lounge

Study (3.61m x 2.68m)
Bright and spacious room with tiled floor.
Could be used as fifth bedroom.

Outside Features

Two off street parking bays.
Large front and rear gardens.



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Bedroom 1

Bedroom 1. (3.92m x 3.49m)
Large double bedroom with built in wardrobe and wooden floor.

Ensuite

Ensuite (2.40m x 0.89m)
Fully fitted with tiled floor, shower cubicle with shower, WC, and whb

Bedroom 2

Bedroom 2. (3.50m x 2.42m)
Double bedroom with fitted wardrobe and wooden floor.

Bedroom 3

Bedroom 3. (3.78m x 3.14m)
Double bedroom with fitted wardrobes and wooden floor.

Bedroom 4

Bedroom 4. (3.20m x 3.m)
Double bedroom with fitted wardrobes and wooden floor.

Bathroom

Family Bathroom. (3.05m x 1.68m)
Fully tiled family bathroom comprising bath with shower over, W.C., and w.h.b.





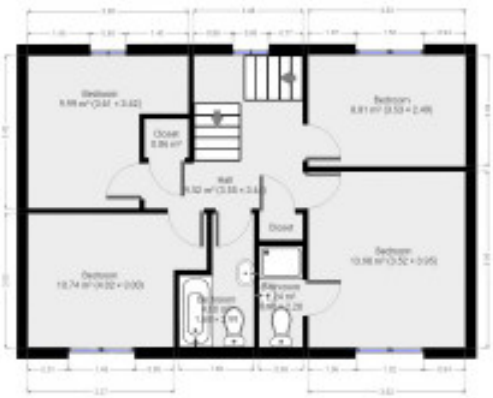


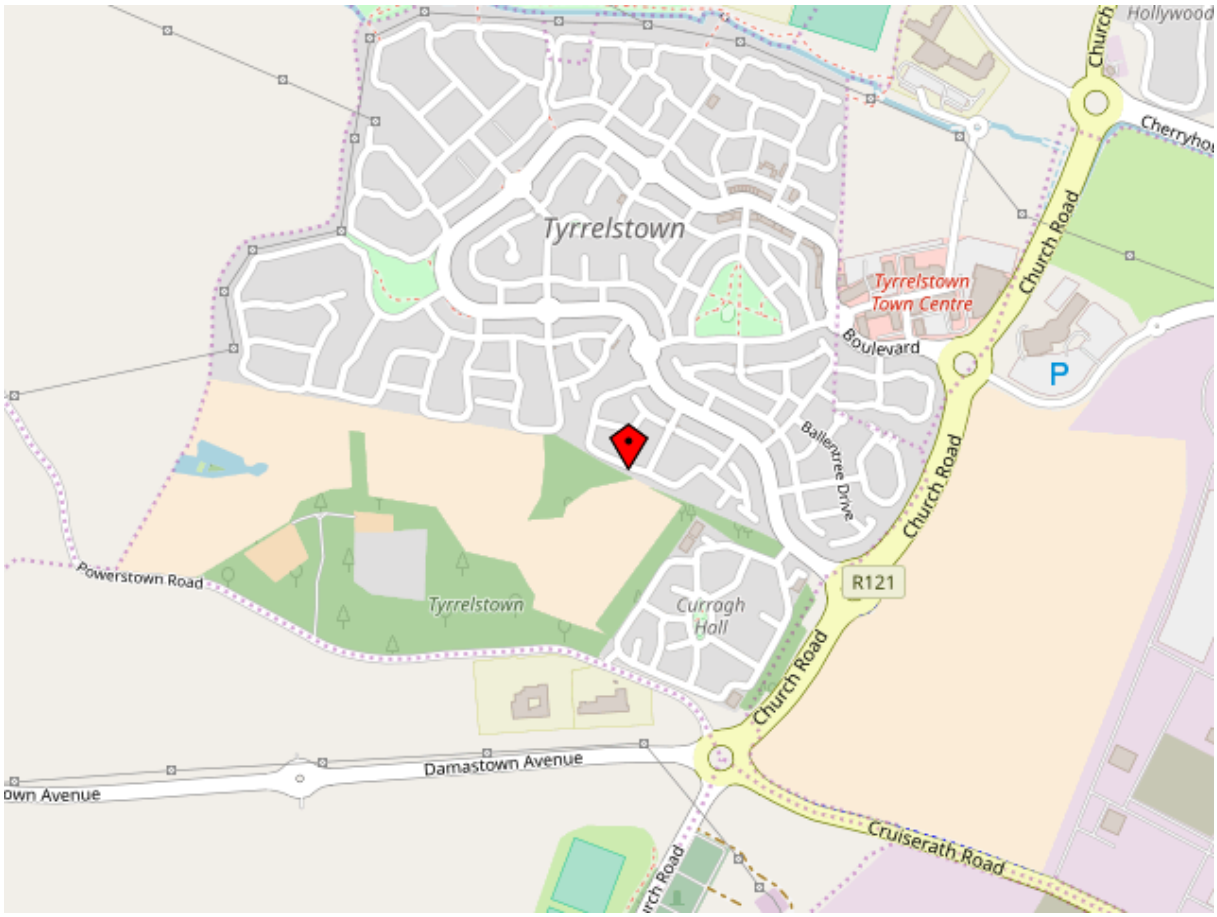


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