

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

8 Mount Garrett Park
Tyrrelstown
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning B rated architect designed property which is 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 wooden floor and guest toilet, superb living room with wooden floor, feature fireplace and patio doors to the east facing balcony. Off to hallway you have a stunning fully fitted kitchen/dining area with tiled floor and storage room. The upstairs accommodation is exceptional boasting three double bedrooms with master en-suite and a fully fitted family bathroom with bath and shower over. 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. €275,000

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Features

Superb B rated three bed family home C 103.31 sq mts
In showroom condition with many extras included in the sale.

Three double bedrooms with master en-suite.

Superb Living room with feature fireplace and wooden floor.

Separate fitted kitchen and dining room with wooden floor.

Fully fitted family bathroom with bath and shower over.

Double Glazed windows.

Gas Fired central heating

Large balcony east facing.

Excellent Location close to shops schools and public transport.

Two designated parking bays.

Management Fee EUR500 p.a.

Entrance Hall

Entrance hallway (3.m x 1.89m)

Entrance hallway with guest toilet and wooden floor.

Guest Toilet. (1.72m x 1.49m)

Guest toilet with lino floor.

Storage Room (1376m x 0.80m)

With extra storage and wooden floor.

Living Room

Living room (6.18m x 4.41m)

Stunning living room with wooden floor and feature fireplace.

Patio door to east facing patio area.

Dining Room

With tiled floor

Kitchen

Kitchen/Dining area (5.28m x 2.56m)

Fully fitted Kitchen with wooden floor, ample wall, and floor units.

Dining area.

Bright and spacious area with wooden floor

Outside Features

Superb patio overlooking large green



Bedroom 1

Bedroom 1. (4.32m x 2.62m)

Large double bedroom with built in wardrobe and carpet floor.

Ensuite

Ensuite (2.29m x 0.90m)

Fully fitted with tiled floor, shower cubicle with shower, WC, and whb.

Bedroom 2

Bedroom 2. (4.03m x 2.60m)

Double bedroom with fitted wardrobe and carpet floor.

Bedroom 3

Bedroom 3. (3.49m x 2.80m)

Double bedroom with fitted wardrobes and carpet floor.

Bathroom

Family Bathroom. (2.75m x 2.26m)

Fully tiled family bathroom comprising bath with shower over, W.C., and w.h.b.

Landing with hot press.



