

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

25 Warrenstown Lawn
Blanchardstown
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 25 Warrenstown Lawn, a stunning three-bedroom family home strategically located at the end of a mature cul de sac and within walking distance of the Blanchardstown shopping centre. An excellent opportunity to acquire this beautifully presented property that has been meticulously maintained and upgraded by its present house-proud owners offering a turn key home to any discerning purchaser. This superb location is only minutes away from all local amenities and services including Blanchardstown Shopping Centre and The M50/N3 Motorway. Accommodation briefly comprises of entrance hallway with wooden floor, large living room with feature fireplace and wooden floor, a fully fitted kitchen with tiled floor and patio doors to the south west facing landscaped back garden with shed. Upstairs off the landing there are three large bedrooms with master en-suite and a fully fitted family bathroom with bath and shower over. Outside: Private parking for two cars. The rear garden is private and secure with a large side entrance. This property has to be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

A.M.V. €305,000

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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

Beautiful three bed semi detached family home.
In Showroom condition with many extras incl in sale.
Three large bedrooms with master en-suite.
Superb living room with feature fireplace and wooden floor.
Fully fitted kitchen with tiled floor and splashback.
Excellent location at end of mature cul de sac.
Extensive rear garden with side entrance.
Gas fired central heating.
Double glazed windows.
Security Alarm system.
Multiple telephone and TV points.
Excellent off-street parking for 2 cars.

Entrance Hall

Entrance Hallway
5.47m x 1.82m
With wooden floor.

Living Room

Living Room
4.68m x 3.84m

Bright stunning room with wooden floor and feature fireplace.

Kitchen

Kitchen/Dining area
5.17m x 4.96m

Fully fitted kitchen with ample wall and floor units, tiled floor and splash back. Dining area with wooden floor and patio doors to south west facing garden.

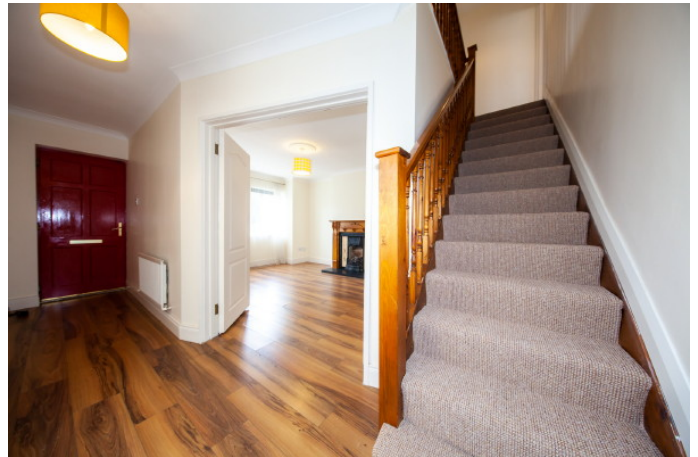
Utility Room

Utility area.
2.06m x 0.93m

With extra storage and white goods.

Outside Features

South west facing garden with shed.



Bedroom 1

Master Bedroom.

5.17m x 2.97m

Bright and spacious double bedroom with fitted wardrobes and wooden floor.

Ensuite

En Suite

2.01m x 1.31m

Fully tiled, WC, w.h.b. and shower.

Bedroom 2

Bedroom 2.

3.81m x 3.m

Double bedroom with wooden floor and fitted wardrobes.

Bedroom 3

Bedroom 3.

3.74m x 1.86m

Single bedroom with wooden floor and fitted wardrobes.

Bathroom

Family Bathroom

2.19m x 1.80m

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



