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

For Sale By Private Treaty

# 2 Chapelwood Avenue
# Hollystown
# Dublin 15




Duffy Auctioneers take great pleasure in bringing to the market this stunning B rated four bed, semi-detached property located in this highly desirable residential development just off the Kilbride Road and a short distance from the link roads to the N3 and M50 motorway. Well-proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. Accommodation briefly comprises of entrance hallway with porcelain tiled floor, guest toilet and storage room, superb living room with wooden floor, feature fireplace and pocket doors to the large dining room with wooden floor and patio doors to the landscaped back garden. The stunning fitted kitchen has a granite worktop with Belfast sink and island unit with porcelain tiled floor and utility room next door. The upstairs accommodation is exceptional boasting four double bedrooms with two en-suite bathrooms and a fully fitted family bathroom with bath and shower over. To the side of the property there is off-street parking. This superb location is only minutes away from all local amenities and services including Tyrrelstown Shopping Centre, the M50/N3 and N2 Motorway, and a host of local amenities such as schools, shops, and frequent public transport links to the city centre. Viewing is highly recommended!

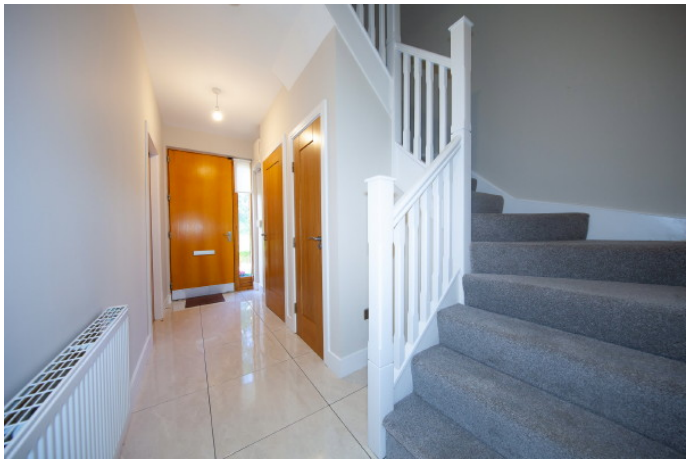
## A.M.V. €440,000

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

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## Features

Superb B rated four bed four bath family home C 137 sq mts
In showroom condition with many extras included in the sale.
Four double bedrooms with two en-suite bathrooms.
Superb Living room with feature fireplace and wooden floor.
Fully fitted solid wooden kitchen with Belfast sink and granite worktop.
Vogue sanitary ware in all bathrooms.
Utility room with tiled floor.
Fully fitted family bathroom with bath and shower over.
Hardwood Double Glazed windows.
Gas Fired central heating.
Excellent location overlooking large green.
Large side entrance next to designated parking area.
Side driveway with off street parking.
Management Fee EUR526 p.a.



## Entrance Hall

Entrance hallway (5.49m x 1.21m)
Entrance hallway with porcelain tiled floor, guest toilet and storage room.

Guest Toilet. (1.94m x 1.34m)
Guest toilet with porcelain tiled floor.

Storage room ( 1.42m x 1.36m)
Excellent storage area with tiled floor.



## Living Room

Living room (5.92m x 3.50m)
Stunning living room with wooden floor and feature fireplace

## Dining Room

Dining Room (3.76m x 2.80m)
Superb room with wooden floor and patio doors to the landscaped back garden.



## Kitchen

Kitchen (3.56m x 3.39m)
Fully fitted Hardwood Kitchen with granite worktop and porcelain tiled floor with island unit, ample wall and floor units.

## Utility Room

Utility Room (1.26m x 0.90m)
With tiled floor.

## Outside Features

Landscaped back garden with shed.



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## Bedroom 1

Bedroom 1. (4.79m x 3.73m)
Large double bedroom with built in wardrobe and wooden floor.

## Ensuite

Ensuite (2.46m x 2.10m)
Fully fitted with tiled floor, shower cubicle, WC, and whb.

Ensuite (1.77m x 1.73m)
Fully fitted with tiled floor, shower cubicle, WC, and whb.

## Bedroom 2

Bedroom 2. (4.02m x 3.66m)
Double bedroom with fitted wardrobe and wooden floor.

## Bedroom 3

Bedroom 3. (3.44m x 2.64m)
Double bedroom with fitted wardrobes and wooden floor.

## Bedroom 4

Bedroom 4. (2.76m x 2.63m)
Double bedroom with fitted wardrobes and wooden floor.

## Bathroom

Family Bathroom. (2.62m x 1.92m)
Fully tiled family bathroom comprising bath with shower over, W.C., and w.h.b.





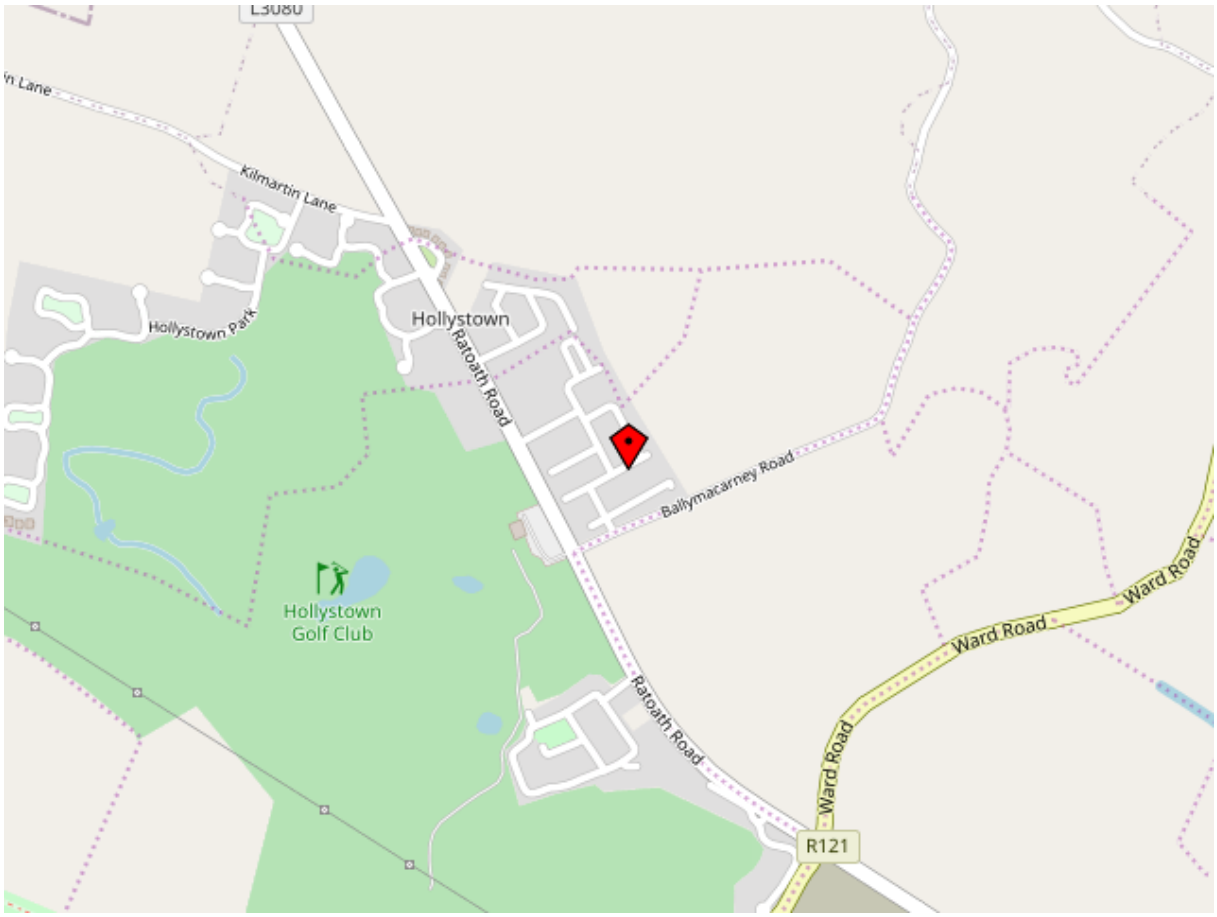




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