

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

40 Achill Square  
Blanchardstown  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning own door two bed duplex apartment in Achill Square, Waterville one of the most sought-after developments in Blanchardstown, Dublin 15. This stunning residence enjoys a most central location in this quality-built development just off Snugborough road and only a few minutes stroll from the Blanchardstown shopping centre. Meticulously maintained and upgraded by the present owner, this fine family home is beautifully presented and enjoys an enviable position in this quality-built development next to the national aquatic centre. Accommodation briefly comprises of entrance hallway with wooden floor, superb living room with wooden floor and a stunning open plan kitchen/dining room with designer fitted kitchen with wooden floor. Upstairs off the landing there are two double bedrooms with carpet floors and fitted wardrobes and a fully fitted family bathroom with bath and shower over.

Off the landing there are double doors leading to the stunning rooftop terrace that is not overlooked, ideal for those alfresco outdoor dining events. To the side there is secure off-street parking. Viewing by appointment only.

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

Beautiful B rated own door two-bedroom apartment C 107  
Sq Mts.

In showroom condition with many extras included in the sale.

Stunning west facing rooftop terrace not overlooked.

Large living room with wooden floors.

Fully fitted designer kitchen with a host of integrated appliances.

Stunning dining area with wooden floors and double doors to the rear balcony.

Two double bedrooms with built in wardrobes and carpet floor.

Fully fitted family bathroom with bath and shower over.

Gas central heating.

PVC double glazed windows.

Superb, floored attic.

Within walking distance of Connolly Hospital and Blanchardstown Village.

Prime Residential location.

## Entrance Hall

(7.89m x 1.23m)

Entrance hallway with wooden floor.

## Living Room

(5.66m x 4.60m)

Superb Spacious light filled room with wooden floor and patio doors to the front balcony.

## Dining Room

Stunning room with wooden floor and double doors to back balcony.

## Kitchen

(6.94m x 5.59m)

Wonderful newly fitted Designer kitchen with all appliances included in sale.

Dining area with wooden floor and two sets of double doors to the rear balcony area.

## Lounge

Roof Top Terrace. ( 5.75m x 4.63m)

Wonderful roof top terrace area, west facing and not overlooked

## Outside Features

Overlooking large green.  
Secure parking to the side.





### Bedroom 1

Master Bedroom.

(4.52m x 3.m)

Bright and spacious double bedroom with carpet floor and fitted wardrobes

### Bedroom 2

Bedroom 2.

(3.44m x 2.59m)

Large bright and spacious double bedroom with built in wardrobes and carpet floor

### Bathroom

Bathroom. (2.42m x 2.31m)

Family bathroom, fully tiled with bath with shower over, WC and w.h.b.



