

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

11 Corduff Green
Blanchardstown
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this most attractive three bed family home with garage in this highly regarded development next to The National Aquatic Centre and just a short stroll from the Blanchardstown Shopping Centre. This excellent property enjoys an enviable position in this quality-built development next to shops, schools and a large green. In immaculate condition throughout, it boasts a very spacious living room with feature fireplace and wooden floor, quality fitted kitchen/dining room with integrated appliances and patio doors to the landscaped back garden with garage. Upstairs off the landing there are three large bedrooms and a fully fitted family bathroom with bath and shower over. To the side there is secure access to the garage at the rear of the property. This excellent location is much sought after due to its close proximity to The Blanchardstown Shopping Centre and the M50/N3 motorways. Terrific opportunity to acquire a stunning family home in an excellent location within walking distance of all major amenities. Viewing is highly recommended.

A.M.V. €300,000

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

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 three bed Family home with garage C. 861 Sq. ft.
In excellent condition with many extras incl in sale.
Superb side entrance with access to large garage.
Stunning living room with wooden floor and feature fireplace with stove.
Gas central heating.
Three large bedrooms.
Fully fitted designer kitchen with wooden floor.
Fully fitted family bathroom with bath and shower over.
Tiled floor in hallway with sauna installed.
East facing rear garden with large garage
Within walking distance of the Blanchardstown shopping centre.

Entrance Hall

Entrance Hall (4.68m x 1.74m)

Entrance hallway with tiled floor and sauna under stairs.

Sauna (1.67m x 0.84m)
With tiled floor.

Living Room

Living room. (4.72m x 3.23m)

Stunning room with feature fireplace with wood burning stove and wooden floor.

Dining Room

With patio doors to the east facing garden with garage.

Kitchen

Kitchen. /Dining area
(5.12m x 3.33m)

Fully fitted kitchen with tiled splash back and wooden floor.
Dining area with wooden floor and patio door to the east facing landscaped back garden.

Outside Features

Large gated driveway to the side with secure garage to the rear.

Garage 7m x 6.13m
Secure garage with side access and power.



Bedroom 1

Master Bedroom

(4.26m x 3.33m)

Large double bedroom with free standing wardrobes and wooden floor

Bedroom 2

Bedroom 2.

(3.29m x 3.24m)

Double bedroom with free standing wardrobe and wooden floor.

Bedroom 3

Bedroom 3.

(3m x 2.83m)

Single bedroom with wooden floor.

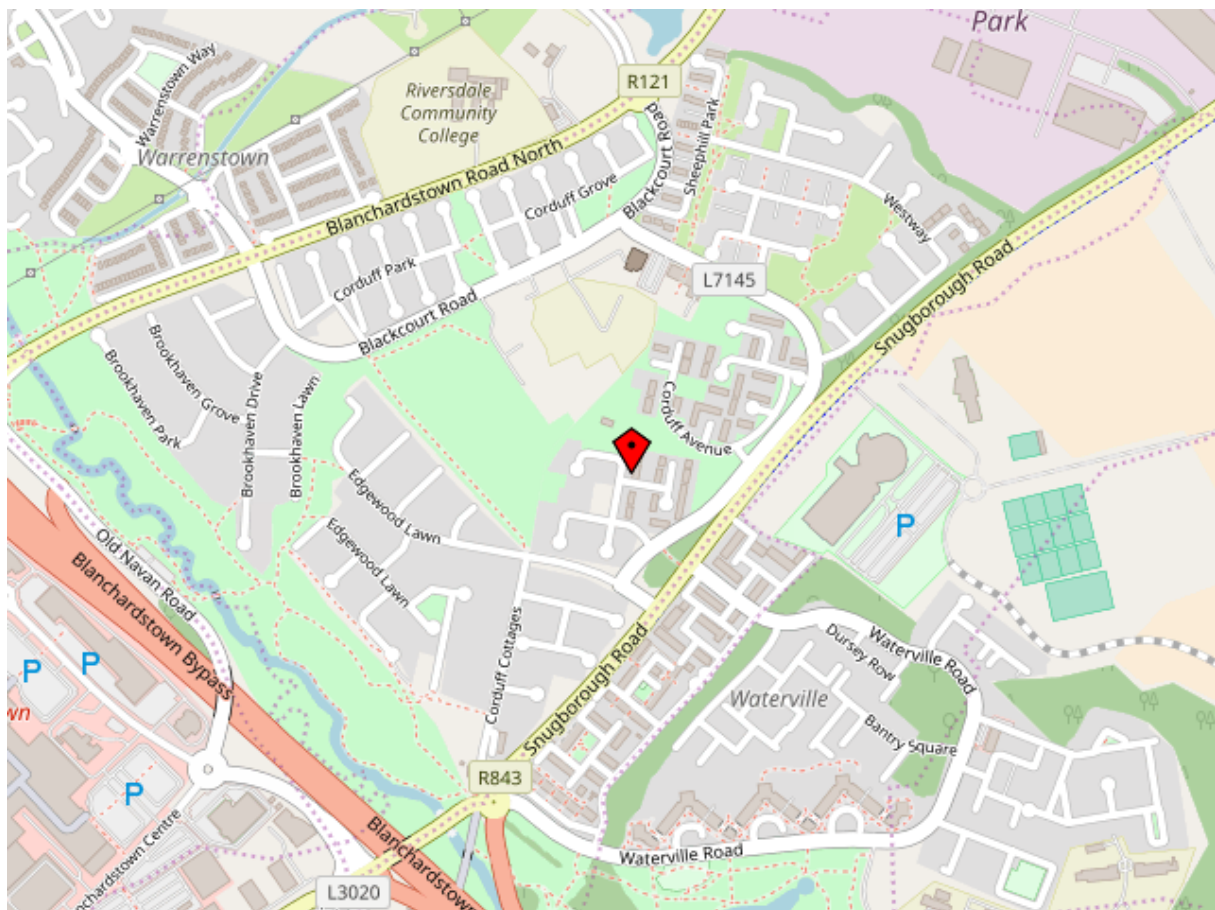
Bathroom

Family Bathroom

(2.09m x 1.81m)

Fully fitted family bathroom with Bath and electric shower over, w.c. w.h.b.





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