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

For Sale By Private Treaty

47 Alderwood
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 Ratoath 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 double doors to the stunning dining room with tiled floor and patio doors to the landscaped back garden. The designer fitted kitchen has a generous worktop area with ample storage units and porcelain tiled floor with 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 for two cars. 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!

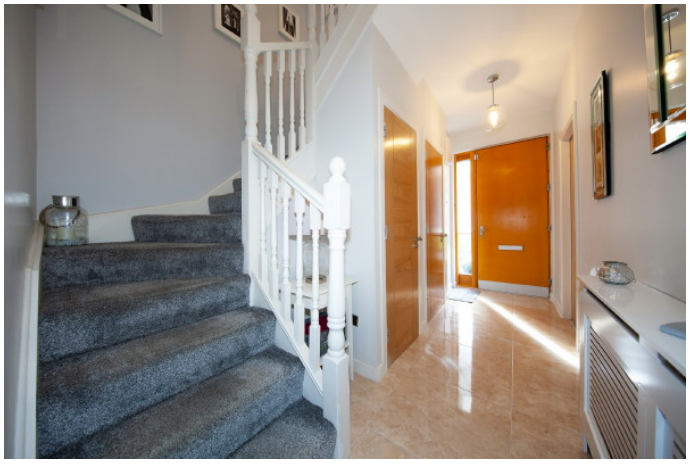
A.M.V. €450,000

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 136 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 kitchen with porcelain tiled floor.
Utility room with tiled floor.
Fully fitted family bathroom with bath and shower over.
Hardwood Double Glazed windows.
Gas Fired central heating.
Fully landscaped back garden with porcelain tiled patio and raised deck.
Excellent location overlooking large green.
Large side entrance next to designated parking area.
Side driveway with off street parking for two cars.



Entrance Hall

Entrance hallway (5.52m x 1.19m)
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 tiled floor and patio doors to the landscaped back garden with Italian porcelain tiled patio and raised tiled deck.



Kitchen

Kitchen (3.56m x 3.39m)
Fully fitted Kitchen with large worktop area and porcelain tiled floor and ample wall and floor units.

Utility Room

Utility Room (1.35m x 0.90m)
With tiled floor.



Outside Features

Outside:
Rear garden fully landscaped with Italian porcelain tiled patio and raised deck.
Large side entrance.

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Bedroom 1

Bedroom 1. (4.57m 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 (1.75m x 1.72m)
Fully fitted with tiled floor, shower cubicle, WC, and whb.

Bedroom 2

Bedroom 2. (4.02m x 3.47m)
Double bedroom with fitted wardrobe and carpet floor

Bedroom 3

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

Bedroom 4

Bedroom 4. (2.76m x 2.63m)
Double bedroom with carpet floor, currently used as home office.

Bathroom

Family Bathroom. (2.75m x 1.92m)
Fully tiled family bathroom comprising bath with shower over, W.C., and w.h.b.



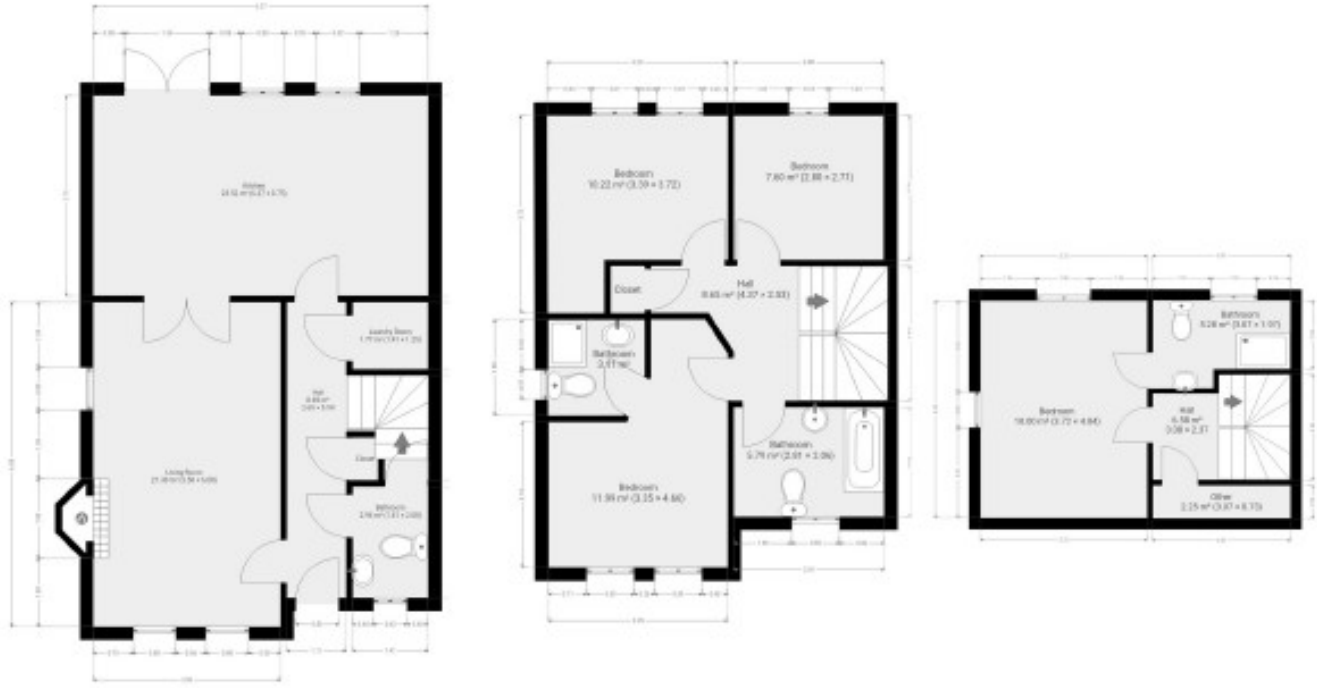


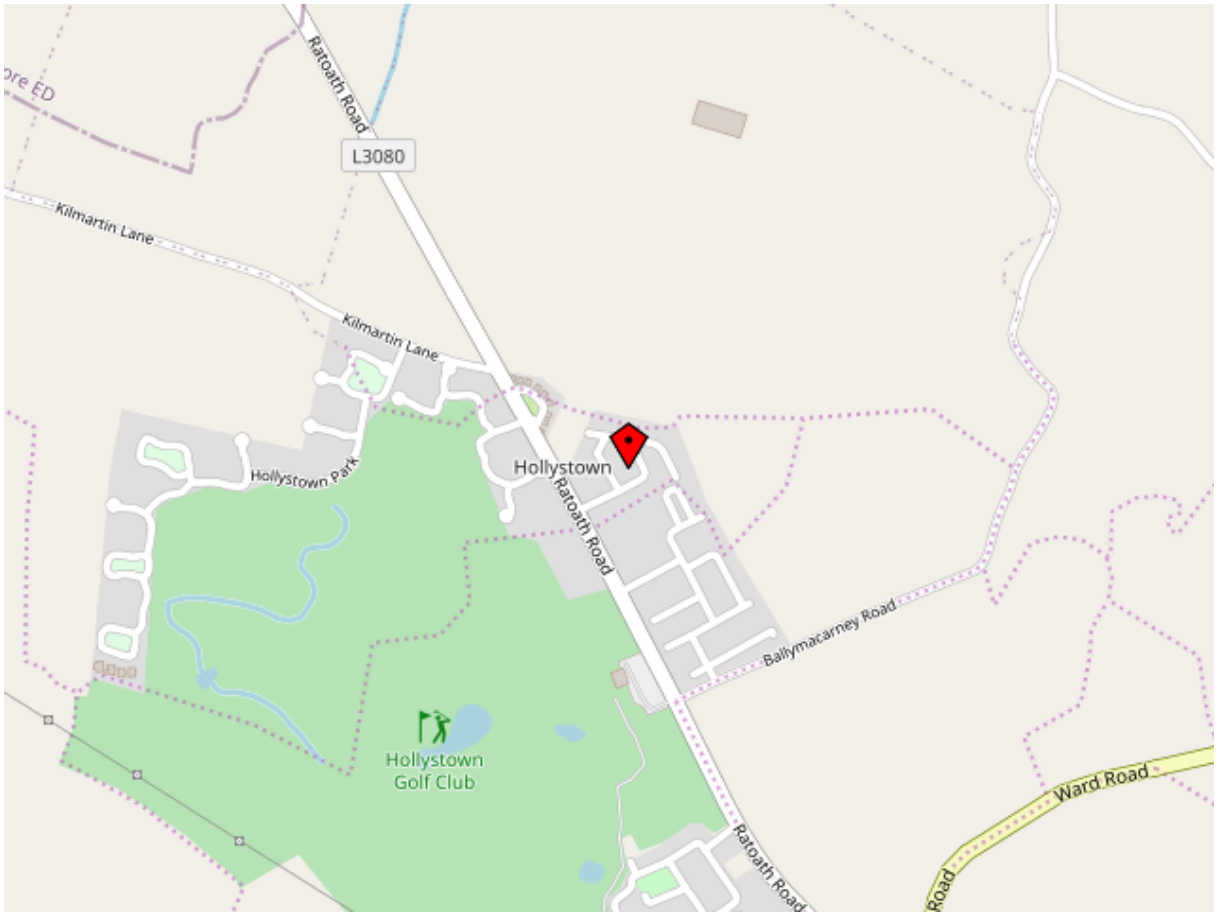




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