DUFFY AUCTIONEERS

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

For Sale By Private Treaty

4 Ballentree Lodge
Tyrrelstown
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning C rated architect designed property which is located in this highly desirable residential development just off the R121 and just a stone's throw from Tyrrelstown shopping centre with its excellent amenities and stores. Well-proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. Accommodation briefly comprises of entrance hallway with wooden floor, superb living room with wooden floor, feature fireplace and patio doors to the west facing patio. Off to living room you have a stunning fully fitted kitchen/dining area with wooden floor. There are two double bedrooms with fitted wardrobes and wooden floor plus a newly fitted family bathroom with shower cubicle. This superb location is only minutes away from all local amenities and services including Tyrrelstown Shopping Centre, the M50/N3 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. €225,000

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

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Features

Superb C rated two bed family home.
In excellent condition with many extras included in the sale.
Two double bedrooms with fitted wardrobes and wooden floor.
Superb Living room with feature fireplace and wooden floor.
Fully fitted kitchen with wooden floor.
Newly fitted family bathroom with shower cubicle.
Gas central heating.
Double Glazed windows.
Large patio west facing.
Excellent Location close to shops schools and public transport.
Management Fee EUR1294 p.a.



Entrance Hall

Entrance hallway (6.07.m x 1.72m)
Entrance hallway with wooden floor.



Living Room

Living room (5.20m x 4.22m)
Stunning living room with wooden floor and feature fireplace.
Patio door to west facing patio area.

Dining Room

With wooden floor

Kitchen

Kitchen/Dining area (3.48m x 1.78m)
Fully fitted Kitchen with wooden floor, ample wall, and floor units.



Outside Features

Private patio west facing.
Designated parking space.



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Bedroom 1

Bedroom 1. (3.46m x 2.84m)
Large double bedroom with fitted wardrobe and wooden floor

Bedroom 2

Bedroom 2. (3.98m x 2.59m)
Double bedroom with fitted wardrobe and wooden floor.

Bathroom

Family Bathroom. (2.79m x 1.82m)
Newly fitted family bathroom comprising of shower cubicle, W.C., and w.h.b.





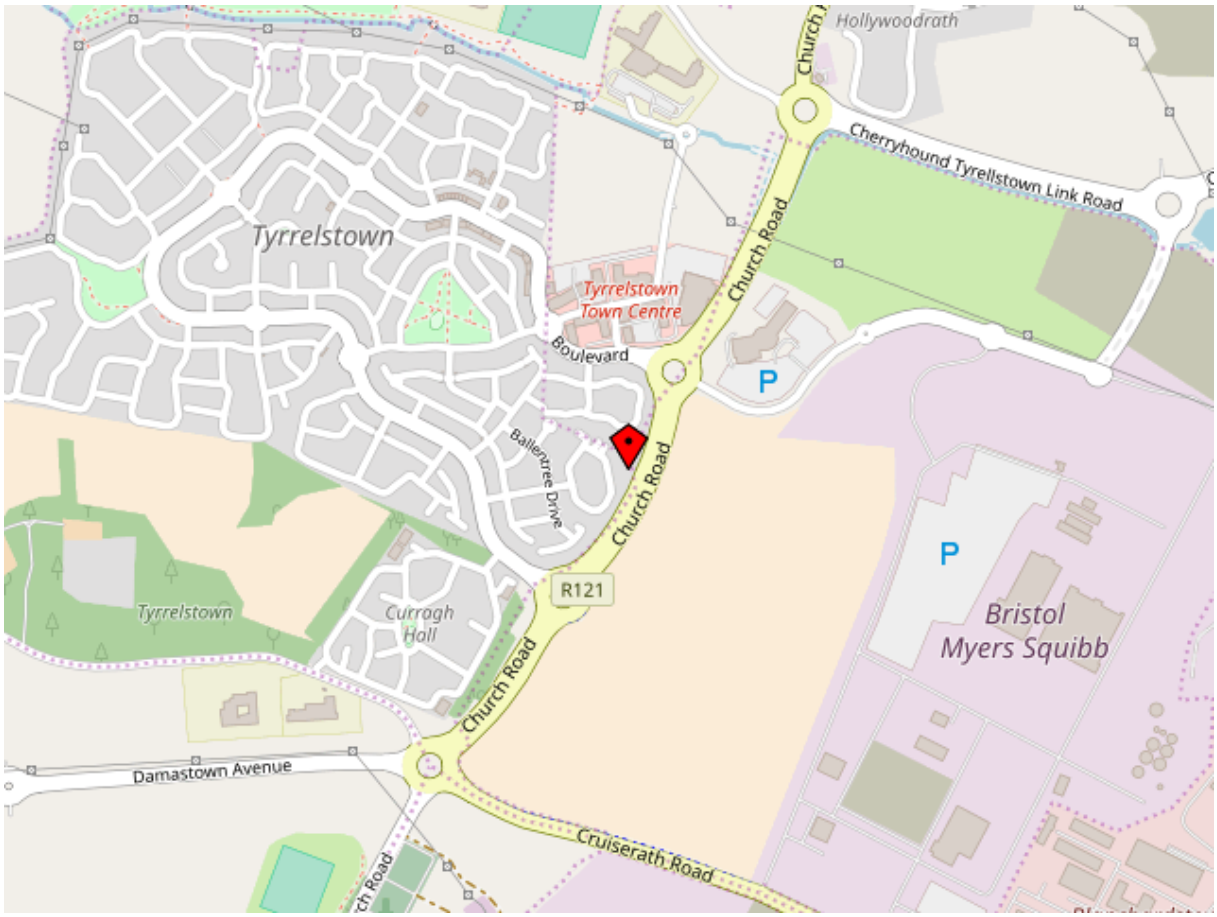




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