

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

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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 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.



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.





*While every attempt has been made to ensure the accuracy of these floor plans, room sizes and dimensions are approximate and for illustrative purposes only.

