

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

7 Bellgree Green  
Tyrrelstown  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this C1 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 and extended guest toilet, superb living room with wooden floor and feature fireplace, fully fitted kitchen/dining area with tiled floor and patio doors to the south facing landscaped back garden with metal shed with power. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a fully fitted family bathroom with bath and electric shower over. 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. €350,000**

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## Features

Stunning three bed semi-detached family home C 1054 sq ft.

In Showroom condition with many extras incl in sale.

Recently upgraded with new gas boiler installed.

Three large bedrooms with master en-suite

Fully fitted kitchen with tiled floor and patio doors to south facing garden.

Wooden floor in all reception areas.

Extra insulation in attic.

Gas fired central heating.

Double glazed windows.

Security Alarm system.

Extensive rear garden, south facing with rear entrance.

Private parking to the rear for two cars.

## Entrance Hall

Entrance Hallway

3.93m x 1.28m

Wooden floor with alarm control panel and guest toilet.

Guest toilet.

1.52m x 1.40m

Guest toilet with extra storage area and tiled floor, w.c and w.h.b.

## Living Room

Living Room

5.m x 3.80m

Bright stunning room with wooden floor. Feature fireplace with gas fire insert and marble surround.

## Dining Room

With tiled floor and patio door to south facing garden.

## Kitchen

Kitchen/Dining area

5.m x 3.80m

Shaker style kitchen with ample wall and floor units, tiled floor and splash back. Dining area with patio doors to south facing garden.

## Outside Features

Superb south facing rear garden with shed.

Private parking for two cars.





### Bedroom 1

Master Bedroom.

4.42m x 3.76m

Bright and spacious double bedroom with built in wardrobes and wooden floor.

### Ensuite

En Suite

1.78m x 1.71m

Tiled floor with part tiled walls, wc, w.h.b. and shower cubicle.

### Bedroom 2

Bedroom 2.

2.89m x 2.78m

Double bedroom with fitted wardrobes and wooden floor.

### Bedroom 3

Bedroom 3.

3.79m x 2.13m

Single bedroom with fitted wardrobes wooden floor.

### Bathroom

Family Bathroom

1.92m x 1.78m

Tiled floor with part tiled walls, bath with electric shower over, w.c and w.h.b.





\*Measurements have been made to ensure the accuracy of these floor plans, room sizes and dimensions are approximate and for illustrative purposes only.

