

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

45 The Boulevard
Bealing Village Tyrrelstown
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this superb B rated architect designed property 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 guest toilet, superb fully fitted kitchen and dining room with wooden floor and a large living room with wooden floor and feature fireplace. Off to hallway you have a double bedroom with fitted wardrobes and carpet floor and a bathroom next door. The top floor accommodation is exceptional boasting a large master bedroom with en-suite bathroom and a fully fitted family bathroom with bath and shower over plus a single bedroom with carpet floor. The superb rear garden is southwest facing with two dedicated parking bays. This excellent 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. €349,000

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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 B rated three bed family home C 110.16. sq mts
In showroom condition with many extras included in the sale.

Three large bedrooms with four bathrooms.

Superb Living room with feature fireplace and wooden floor.

Fully fitted kitchen with wooden floor.

Large family bathroom with bath and shower over.

Superb garden with garden shed and side entrance.

Double Glazed windows.

Gas Fired central heating.

Excellent Location close to shops schools and public transport.

Large side entrance with two private parking bays to the rear.

Entrance Hall

Entrance hallway (5.28m x 1.95m)

Entrance hallway with guest toilet and wooden floor.

Living Room

Living room (5.17m x 2.91m)

Stunning bright living room with wooden floor and feature fireplace.

Dining Room

With Wooden floor.

Kitchen

Kitchen/Dining area (7.44m x 3.16m)

Fully fitted Kitchen with wooden floor, ample wall, and floor units.

Patio doors to the landscaped garden with shed.

Dining area.

Bright and spacious area with wooden floor and door to entrance hallway with guest toilet.

Outside Features

South west facing garden with two parking bays to the rear.



Bedroom 1

Bedroom 1. (5.18m x 2.92m)
Large double bedroom with built in wardrobe and wooden floor.

Ensuite

Ensuite (1.75m x 1.60m)
Fully fitted with shower cubicle, WC, and whb.

Bedroom 2

Bedroom 2. (3.23m x 2.22m)
Single bedroom with carpet floor.

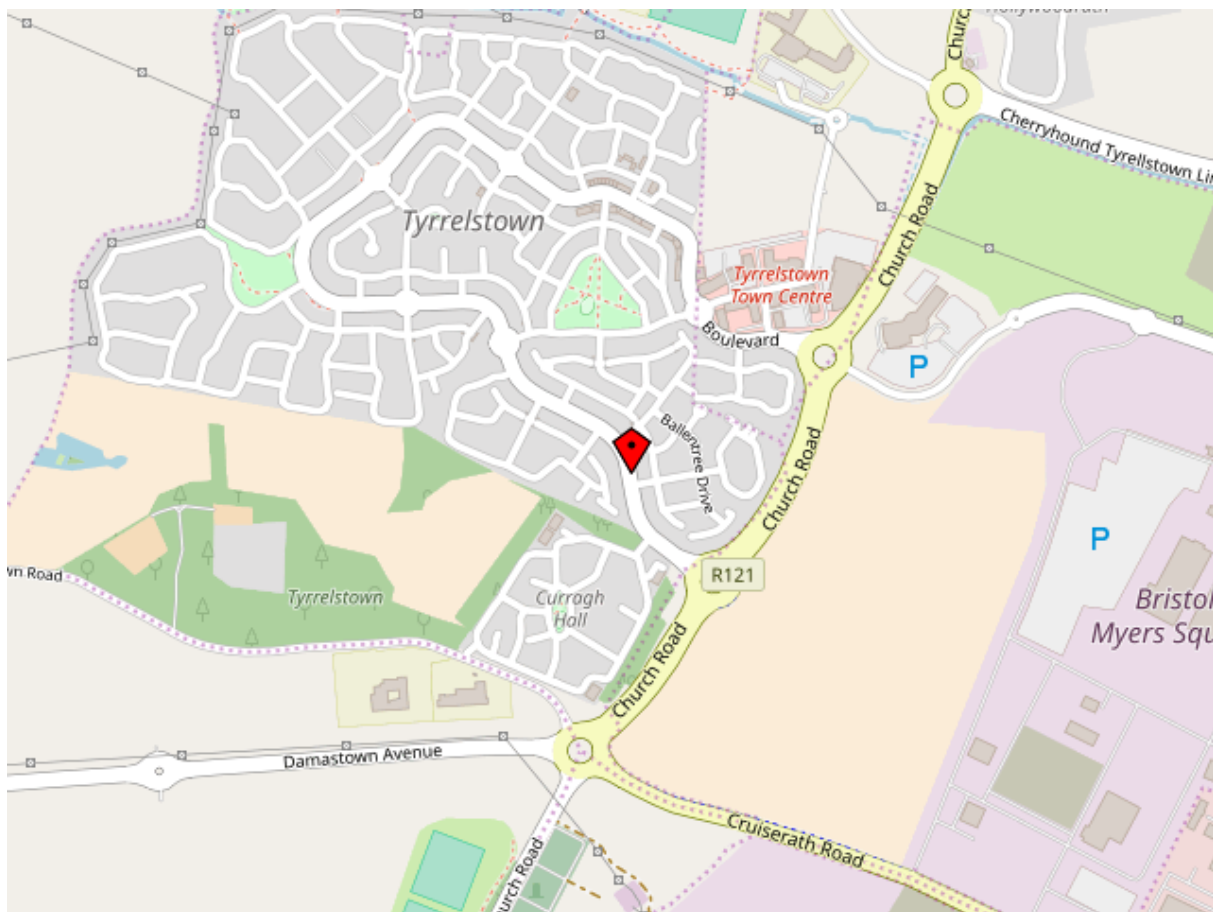
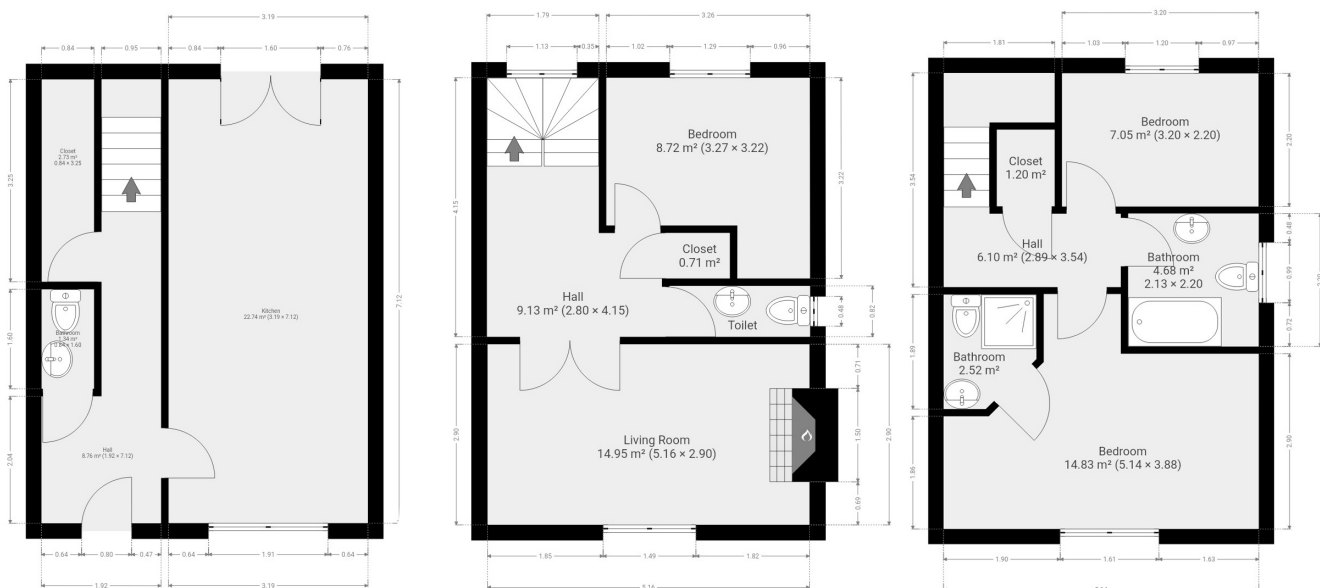
Bedroom 3

Bedroom 3. (3.25m x 2.61m)
Double bedroom with fitted wardrobes and carpet floor.

Bathroom

Family Bathroom. (2.07m x 1.84m)
Fully tiled family bathroom comprising bath with shower over, W.C., and w.h.b.





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