

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

14 Warrenstown Walk  
Blanchardstown  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 14 Warrenstown Walk, a stunning B rated three-bedroom family home strategically located on a mature cul de sac overlooking a large green and within walking distance of the Blanchardstown shopping centre. An excellent opportunity to acquire this beautifully presented property that has been meticulously maintained and upgraded by its present house-proud owners offering a turnkey home to any discerning purchaser. This superb location is only minutes away from all local amenities and services including Blanchardstown Shopping Centre and The M50/N3 Motorway.

Accommodation briefly comprises of entrance hallway with wooden floor, large living room with feature fireplace and wooden floor, a fully fitted kitchen with tiled floor and a newly installed gest toilet with tiled floor. Off the dining room you have patio doors to the west facing landscaped back garden with shed. Upstairs off the landing there are three large bedrooms with a newly fitted master en-suite and a newly fitted family bathroom with bath and shower over.

Outside: Private parking for two cars. The rear garden is private and secure with a large side entrance. This property has to be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

**A.M.V. €369,000**

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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

Beautiful B Rated three bed semi-detached family home. In Showroom condition and Recently Upgraded with many extras incl in sale.

Fully wrapped and insulated.

Newly fitted windows and doors.

Newly fitted main bathroom.

Newly Fitted en-suite bathroom

Newly fitted guest toilet.

Newly fitted porch with insulated front door.

Three large bedrooms with master en-suite.

Superb living room with feature fireplace and wooden floor.

Fully fitted kitchen with tiled floor and splashback.

Excellent location at end of mature cul de sac.

Extensive rear garden with side entrance.

### Entrance Hall

Entrance Porch

1.78m x 1.07m

With tiled floor.

Entrance Hallway

5.43m x 1.85m

With wooden floor and alarm control panel.

### Living Room

Living Room

4.68m x 3.84m

Bright stunning room with wooden floor and feature fireplace.

### Dining Room

With wooden floor and patio door to garden.

### Kitchen

Kitchen/Dining area

5.17m x 4.96m

Fully fitted kitchen with ample wall and floor units, tiled floor and splash back. Dining area with wooden floor and patio doors to west facing landscaped garden.

Guest Toilet.

2.22m x 0.91m

Newly fitted and fully tiled, w.c and w.h.b. plus white goods.

### Outside Features

Superb back garden with shed.



### Ensuite

En Suite

2.06m x 1.32m

Newly fitted and fully tiled, wc, w.h.b. and double shower unit.

### Bathroom

Family Bathroom

2.22m x 1.84m

Stunning family bathroom, newly fitted with tiled walls and floor, bath with shower over, w.c and w.h.b.



