

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.

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

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

#### 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.









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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 tilled walls and floor, bath with shower over, w.c and w.h.b.

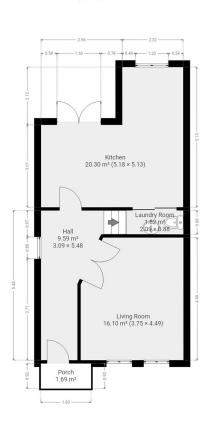


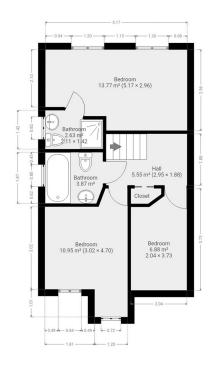


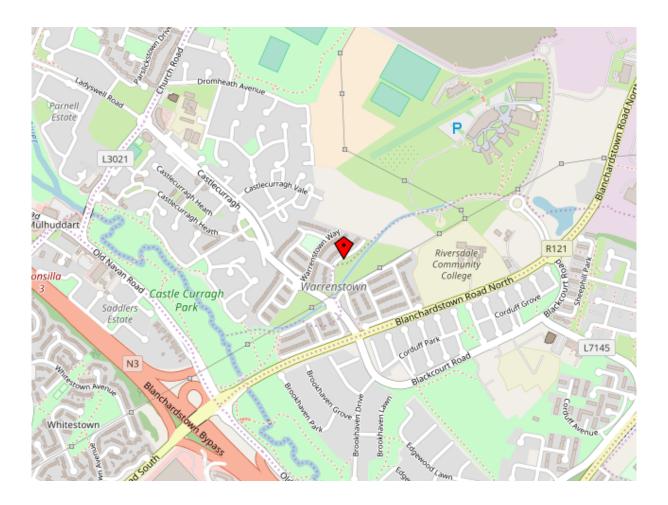




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