

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

34 The Boulevard  
Ballentree Village  
Tyrrelstown



Duffy Auctioneers are delighted to present this pristine family home in The Boulevard Ballentree Village, Tyrrelstown, Dublin 15. This truly magnificent B rated, four/five bed, property is superbly located on a mature road in this highly desirable location just off the R121 and only a short stroll to Shops and schools. Recently

Refurbished and finished to a very high standard throughout this stunning property enjoys spacious accommodation benefitting from plenty of natural light and surrounded by landscaped gardens. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1302 sq. ft. This superb location is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre and The M50/N3 Motorway. Accommodation briefly comprises of entrance hall with wooden floor and guest toilet, open plan kitchen/dining room with wooden floor next to a large living room with wooden floor and patio door to the landscaped garden. On the first floor you have a superb family room/fifth bedroom with wooden floor and two large bedrooms with fitted wardrobes and wooden floor. There is also a bathroom with wooden floor at this level. Upstairs off the landing there are two further double bedrooms both with wooden floor and fitted wardrobes with master ensuite and a fully fitted family bathroom with bath. To the rear of the property, you have a wonderful garden with back and side entrance. Outside the walled garden there are two dedicated parking spaces. Excellent family home and well worth a view

**A.M.V. €359,000**

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## Features

Impressive B Rated Four/Five bed, family home (C 1302 Sq. Ft.)

In Showroom condition with many extras incl in the sale  
Wonderful living room with feature fireplace and wooden floor.

Fully fitted kitchen/Dining room with wooden floor, all appliances in sale.

Separate Family room/ Fifth Bedroom with wooden floor  
Four large bedrooms all with fitted wardrobes and Master en-suite.

Extensive rear garden with rear and side gated entrance.  
Gas fired central heating.  
Double glazed windows.  
Security Alarm system.

Two car parking spaces to the rear.  
Prime residential location within walking distance of shops and schools.

## Entrance Hall

Entrance Hallway  
5.12m x 2.07m

With wooden floor and guest toilet.

Guest Toilet

1.68m x 1.35m

Guest w.c with wooden floor, w.c and w.h.b.

## Living Room

Living Room

4.90m x 3.59m

Bright stunning room, flooded with natural light with wooden floor and Feature fireplace.

## Dining Room

With wooden floor

## Kitchen

Kitchen/Dining area

4.50m x 2.69m

Modern fully fitted kitchen with wooden floor and tiled splash back.

Dining area with wooden floor.

## Lounge

Family Room/ Fifth bedroom.

4.40m x 3.50m

Large bright room with wooden floor.  
Could be used as fifth bedroom.

## Outside Features

Fully landscaped rear garden with back and side entrance.  
Two dedicated parking spaces.



### Bedroom 1

Master Bedroom.  
3.95m x 3.29m

Bright and spacious double bedroom with wooden floor and fitted wardrobes.

### En-Suite

2.52m x 0.88m

Fully fitted with shower cubicle, w.c. and w.h.b and wooden floor.

### Ensuite

#### En-Suite

2.52m x 0.88m

Fully fitted with shower cubicle, w.c. and w.h.b and wooden floor

### Bedroom 2

#### Bedroom 2.

4.89m x 2.67m

Large double bedroom with fitted wardrobes and wooden floor.

### Bedroom 3

#### Bedroom 3.

2.90m x 2.66m

Single bedroom with fitted wardrobes and wooden floor.

### Bedroom 4

#### Bedroom 4.

3.75m x 1.93m

Single bedroom with fitted wardrobes and wooden floor.

### Bathroom

#### Family Bathroom

2.36m x 1.68m

Fully fitted bathroom with wooden floor, bath, w.c and w.h.b.





