

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

81 Tory Square Waterville  
Blanchardstown  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning top floor two bed two bath apartment in Tory Square, Waterville one of the most sought-after developments in Blanchardstown, Dublin 15. This stunning residence enjoys a most central location in this quality-built development just off Snugborough road and only a few minutes stroll from the Blanchardstown shopping centre. Meticulously maintained and upgraded by the present owner, this fine family home is beautifully presented and enjoys an enviable position in this quality-built development next to the national aquatic centre. Accommodation briefly comprises of entrance hallway with wooden floor, superb living room with wooden floor and a stunning kitchen/dining room with designer fitted kitchen with tiled floor. There are two large balconies one south facing off the kitchen the other north facing off the living room and bedroom two. The stunning master suite has fitted wardrobes and wooden floor plus a large en-suite with shower cubicle. The second double bedroom comes with fitted wardrobes and wooden floor and is located next to the fully fitted family bathroom bath with shower over. To the front there is secure off-street parking. Viewing by Appointment only.

**A.M.V. €295,000**

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## Features

Beautiful top floor south facing two bed two bath apartment  
C. 79 S Mts.

In showroom condition and being sold fully furnished.  
Large living room with wooden floor and double doors to  
one of two balconies.

Fully fitted designer kitchen with a host of integrated  
appliances.

Two double bedrooms with built in wardrobes and wooden  
floor.

Fully fitted family bathroom with bath and shower over.

Master bedroom with large en-suite bathroom.

Two large balconies.

Gas central heating.

PVC double glazed windows.

Within walking distance of The National Aquatic Center and  
Blanchardstown Village.

Prime Residential location.

Management Fee EUR1423. p.a.

## Entrance Hall

Entrance Hall (7.0m x 1.22m)

Entrance hallway with wooden floor and storage.

## Living Room

Livingroom (5.0m x 3.96m)

Stunning spacious light filled room with feature fireplace  
and wooden floor.

Double doors lead to large balcony.

## Kitchen

Kitchen/Dining Room (3.93m x 3.79m)

Wonderful fully fitted Designer kitchen with tiled floor. All  
appliances included in sale.

Patio door to south facing balcony.

## Outside Features

Two large balconies one south facing.

Parking to the side.





### Bedroom 1

Master Bedroom. (4.0m x 3.37m)

Bright and spacious double bedroom with wooden floor and fitted wardrobes. Patio door to south facing balcony.

### Ensuite

En-suite (3.01 m x 1.60m)

With lino floor, shower cubicle, WC & w.h.b.

### Bedroom 2

Bedroom 2. (3.68m x 3.02m)

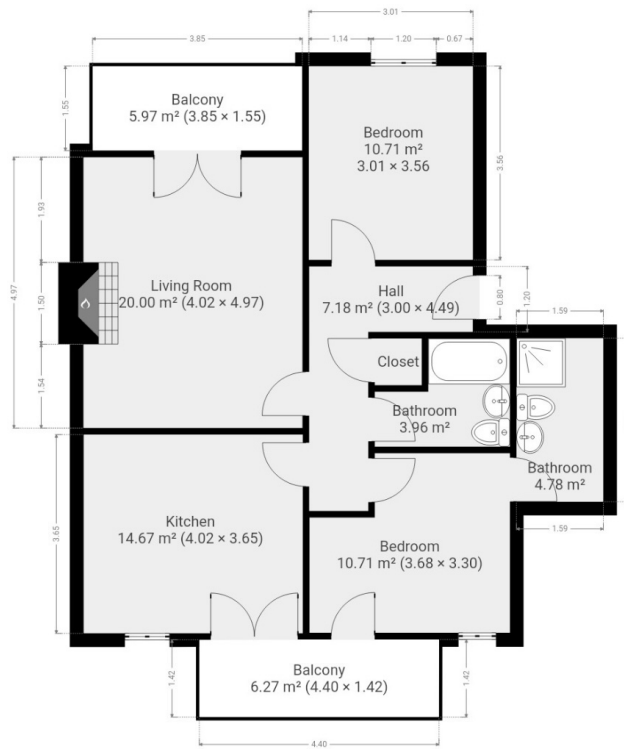
Large bright and spacious double bedroom with built in wardrobes and wooden floor.

### Bathroom

Bathroom. (2.47m x 2.09m)

Family bathroom with lino floor, bath with shower over, WC and w.h.b.





\*While every attempt has been made to ensure the accuracy of these floor plans, room areas and dimensions are approximate and for illustrative purposes only.

