

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

24 Mount Eustace Close
Tyrrelstown
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this C1 rated architect designed property which is 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 under stairs storage, superb living room with wooden floor and feature fireplace, fully fitted kitchen/dining area with tiled floor and patio doors to the landscaped back garden with shed. Off the dining area there is a guest toilet with extra storage and white goods. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a fully fitted family bathroom with bath and electric shower over. This superb 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. €355,000

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Features

Stunning three bed semi-detached family home C 1000 sq ft.

In Showroom condition with many extras incl in sale.

Recently upgraded with new gas boiler installed.

Three large bedrooms with master en-suite

Fully fitted kitchen with tiled floor and patio doors to the landscaped garden.

Wooden floor in all reception areas.

Extra insulation in attic.

Gas fired central heating.

Double glazed windows.

Security Alarm system.

Extensive rear garden, south facing with side entrance.

Private parking to the side for two cars.

Entrance Hall

4.57m x 1.99m

Wooden floor with alarm control panel and under stairs storage.

Living Room

Living Room

4.47.m x 3.59m

Bright stunning room with wooden floor. Feature fireplace with gas fire insert and marble surround.

Dining Room

With porcelain tiled floor.

Kitchen

Kitchen/Dining area

5.64m x 3.40m

Modern fitted kitchen with ample wall and floor units, porcelain tiled floor and splash back. Patio door to south facing garden. Dining area with tiled floor.

Utility Room

Guest toilet.

2.14m x 1.40m

Guest toilet with extra storage area and tiled floor, w.c and w.h.b.

Outside Features

Large back garden with shed and side entrance to two private parking spaces.



Bedroom 1

Master Bedroom.

4.19m x 3.12m

Bright and spacious double bedroom with built in wardrobes and carpet floor.

Ensuite

En Suite

3.12m x 1.71m

Tiled floor with part tiled walls, wc, w.h.b. and shower cubicle.

Bedroom 2

Bedroom 2.

3.63m x 2.59m

Double bedroom with fitted wardrobes and carpet floor

Bedroom 3

Bedroom 3.

3.33m x 2.48m

Single bedroom with fitted wardrobes carpet floor.

Bathroom

Family Bathroom

2.43m x 1.95m

Tiled floor with part tiled walls, bath with electric shower over, w.c and w.h.b.



