

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

100 Castlecurragh Heath  
Mulhuddart  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this superb three-bedroom family home located on a mature road in Castlecurragh Heath, Dublin 15. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of Circa 936 Sq. Ft. Its southerly aspect ensures that this property is flooded with natural light which is further enhanced by its beautiful fully landscaped back garden. In excellent condition and with a host of extras included in the sale this property has something for everyone. Accommodation briefly comprises of entrance hallway with tiled floor and guest toilet, stunning living room with feature fireplace and wooden floor, modern fully fitted kitchen/dining area with tiled floor and back door to the fully landscaped back garden. The upstairs accommodation is exceptional boasting three large bedrooms and a fully fitted family bathroom with bath and shower over. Superbly located close to all major amenities including the Blanchardstown Shopping Centre and the M50/N3 motorways. We strongly recommend viewing without delay.

**A.M.V. €349,000**

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

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 three-bed family home Circa 936 Sq. Ft.  
In excellent condition with many extras included in the sale.  
Fully fitted kitchen with all appliances incl. in sale.  
Large living room with feature fireplace and wooden floor.  
Three large bedrooms with wooden floor.  
Gas central Heating.  
Double Glazing Throughout.  
Within walking distance of schools and shops.  
Downstairs guest toilet.  
Back garden fully landscaped and not overlooked.  
Fully monitored Alarmed  
Excellent location just twenty minutes' walk from  
Blanchardstown Shopping Centre.

### Entrance Hall

Entrance Hall:  
(2.24m x 2.06m)

Bright and spacious entrance hallway with tiled floor and guest toilet.

### Living Room

Living Room:  
(6.34m x 3.53m)

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

### Dining Room

With tiled floor

### Kitchen

Kitchen/Dining Room:  
(3.88m x 3.44m)

Modern fitted kitchen with ample wall and floor units. Tiled floor and splashback.

### Outside Features

Fully landscaped back garden.



### Bedroom 1

Bedroom 1:  
(3.45m x 3.19m)

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

### Bedroom 2

Bedroom 2:  
(3.89m x 2.75m)

Large bright and spacious double bedroom with wooden floor.

### Bedroom 3

Bedroom 3:  
(3.56m x 2.54m)

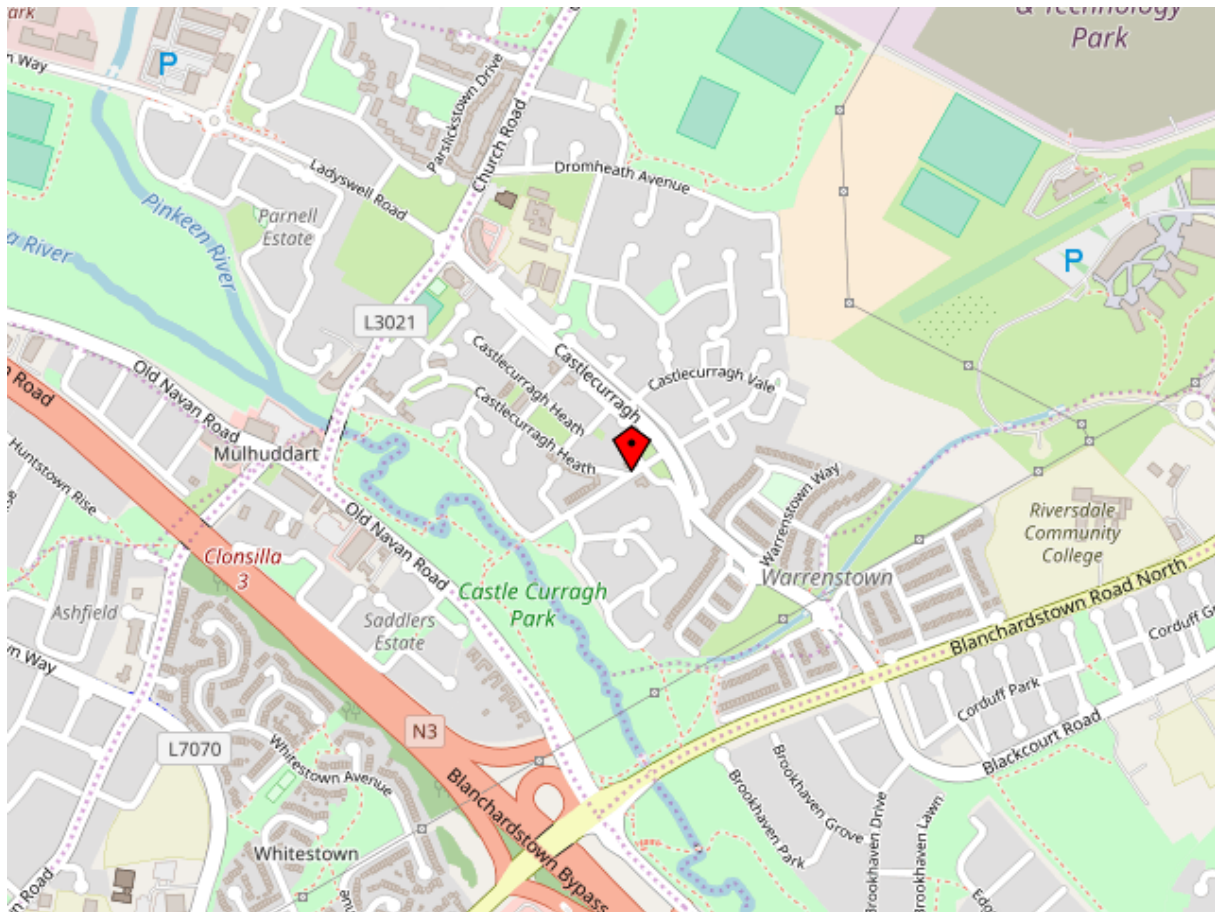
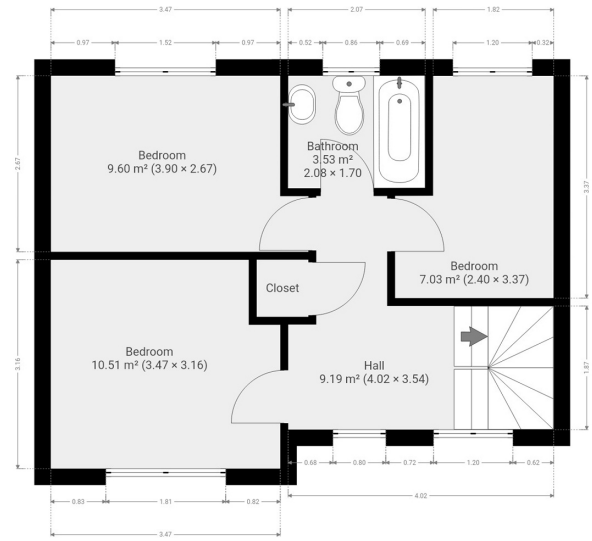
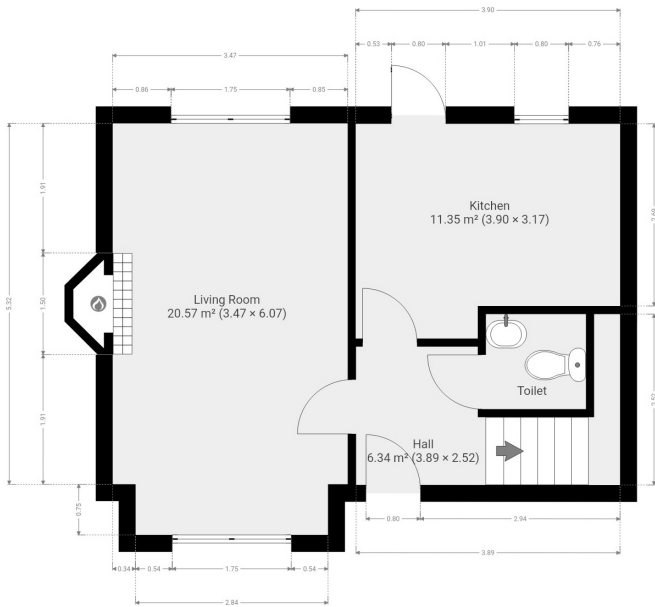
Beautifully single bedroom with wooden floor.

### Bathroom

Family Bathroom:  
(2.07m x 1.69m)

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





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