

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

76 Coolmine Park  
Blanchardstown  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this magnificent, three bed semi-detached family home with a 100 ft rear garden superbly located on a mature cul de sac in this highly desirable location just off Clonsilla road and only a short stroll to Coolmine train station. Presented in excellent condition throughout this stunning property enjoys spacious accommodation benefitting from plenty of natural light and surrounded by landscaped gardens. This superb location is only minutes away from all local amenities and services including Coolmine Station, the Blanchardstown Shopping Centre and The M50/N3 Motorway. Accommodation briefly comprises of entrance hall with wooden floor and under stairs storage, superb living room with Feature fireplace and wooden floor, separate dining room with wooden floor and a fully fitted kitchen with tiled floor. To the rear you have a wonderful 100 ft southeast facing back garden with side entrance. The upstairs accommodation is exceptional boasting three large bedrooms all with wooden floor and a fully fitted family bathroom with shower. Outside: Fully Paved Driveway with off street parking. The stunning southeast facing rear garden is private and secure with a gated side entrance. Excellent family home and well worth a view. Viewing is highly recommended!

**A.M.V. €395,000**

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

Bright and spacious three-bed family home C 1054Sq. ft.  
Within ten minutes' walk of Francis Xavier school  
Castleknock.

Located next to a large green on well-established mature road.

In excellent condition with gas heating and double/glazed windows.

Three large bedrooms all with wooden floor.  
Wonderful living room with wooden floor and feature fireplace.

Bright and spacious dining room with wooden floor.  
Large 100 ft southeast facing rear garden with shed, not overlooked.

Excellent off-street parking for two cars.  
Prime residential location on mature road just off the  
clonsilla road.

Within walking distance of Coolmine station.



## Entrance Hall

Entrance Hallway  
4.34m x 1.83m

With wooden floor and under stairs storage.

## Living Room

Living Room  
3.96m x 3.70m

Large living room with wooden floor and feature fireplace.

## Dining Room

Dining room  
5.81m x 4.30m

Open plan dining room with wooden floor and double doors to living room.

## Kitchen

Kitchen  
3.25m x 2.29m

Fully fitted kitchen with tiled floor and back door to the wonderful rear garden.

All appliances included in the sale.



## Outside Features

Superb 100 ft rear garden south east facing.  
Off street parking to the front.





### Bedroom 1

Bedroom 1  
3.98m x 3.49m

Large spacious double bedroom with free standing wardrobes and wooden floor

### Bedroom 2

Bedroom 2.  
3.50m x 2.82m

Double bedroom with fitted wardrobes and wooden floor.

### Bedroom 3

Bedroom 3  
2.90m x 2.36m

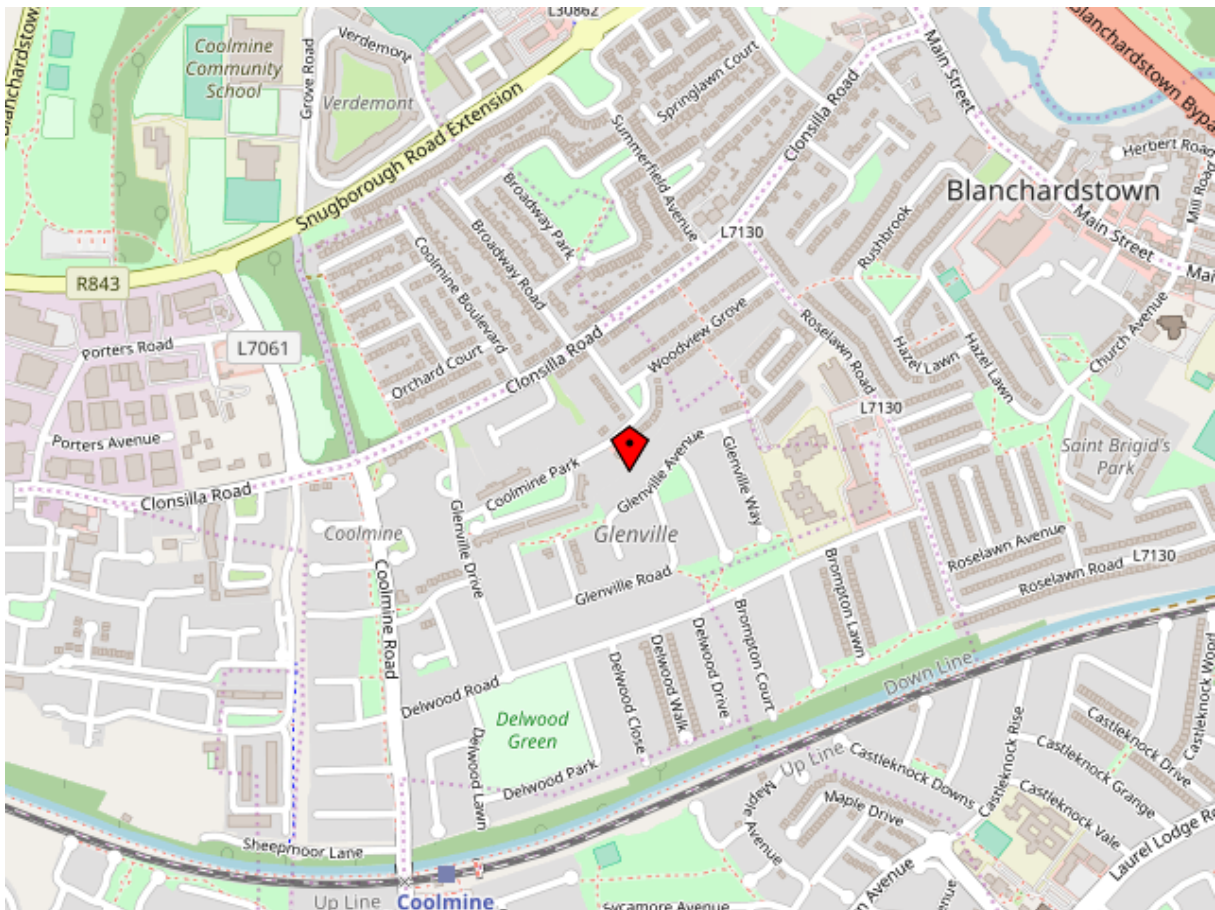
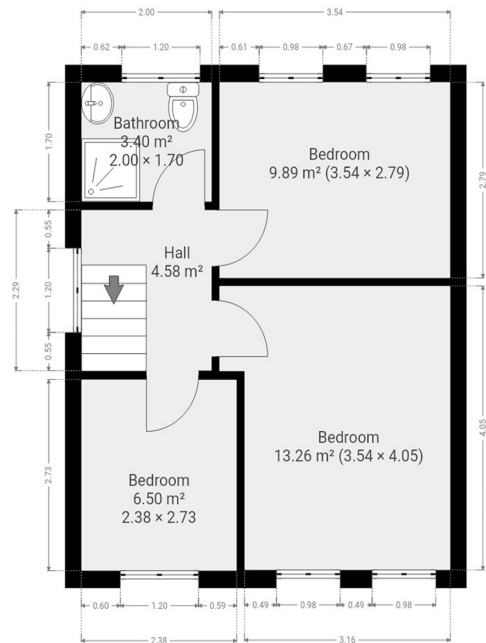
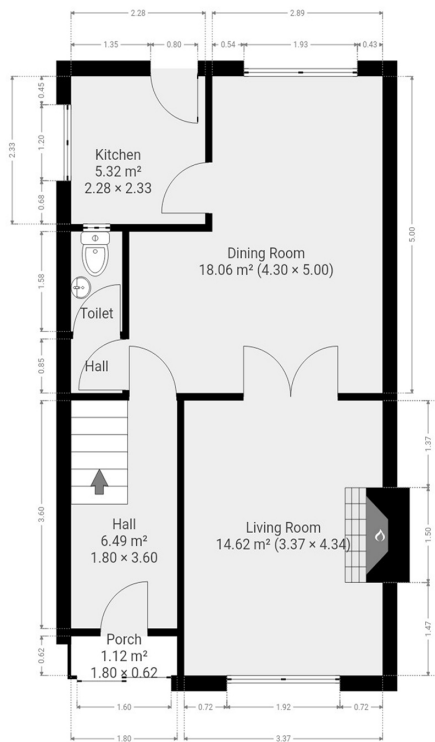
Single bedroom with wooden floor.

### Bathroom

Family Bathroom  
1.94m x 1.50m

Fully tiled family bathroom comprising of shower, w.c, and w.h.b.





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.