

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

9 Warrenstown Walk  
Blanchardstown  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 9 Warrenstown Walk, a stunning three-bedroom family home strategically located on a mature cul de sac overlooking a large green and within walking distance of the Blanchardstown shopping centre. An excellent opportunity to acquire this beautifully presented property that has been meticulously maintained by its present house-proud owners offering a turnkey home to any discerning purchaser. This superb location is only minutes away from all local amenities and services including Blanchardstown Shopping Centre and The M50/N3 Motorway. Accommodation briefly comprises of entrance hallway with wooden floor, large living room with feature fireplace and wooden floor, a fully fitted kitchen with tiled floor and patio doors to the west facing landscaped back garden with shed. Upstairs off the landing there are three large bedrooms with master en-suite and a fully fitted family bathroom with bath and shower over. Outside: Private parking for two cars. The rear garden is private and secure with a large side entrance. This property has to be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

**A.M.V. €355,000**

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 semi-detached family home.  
In Showroom condition with many extras incl in sale.  
Three large bedrooms with master en-suite.  
Superb living room with feature fireplace and wooden floor.  
Fully fitted kitchen with tiled floor and splashback.  
Excellent location at end of mature cul de sac.  
Extensive rear garden with patio and side entrance.  
Gas fired central heating.  
Double glazed windows.  
Security Alarm system.  
Excellent location overlooking a large green.

## Entrance Hall

Entrance Hallway 4.50m x 2.35m  
With wooden floor and understairs storage.

## Living Room

Living Room 5.76m x 3.73m  
Bright stunning room with wooden floor and feature fireplace.

## Dining Room

With tiled floor and patio door to west facing garden.

## Kitchen

Kitchen/Dining area 5.15m x 2.92m  
Fully fitted kitchen with ample wall and floor units, tiled floor and splash back. Dining area with tiled floor and patio doors to west facing garden.

## Outside Features

Off street parking.  
Overlooking large green.





### Bedroom 1

Bedroom 1: 4.27m x 2.97m

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

### Ensuite

En-Suite 2.89m x 0.82m

With tiled floor, shower cubicle, whb and wc.

### Bedroom 2

Bedroom 2. 3.81m x 3.m

Double bedroom with wooden floor and fitted wardrobes.

### Bedroom 3

Bedroom 3. 3.44m x 2.29m

Single bedroom with wooden floor and fitted wardrobes.

### Bathroom

Family Bathroom 2.52m x 2.04m

Fully fitted with tiled walls and floor, bath with shower over, w.c and w.h.b.



