

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

7 Ballentree Grove  
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. This superb three-bedroom family home is strategically located at the end of this mature cul de sac within walking distance of schools and Tyrrelstown 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. Accommodation briefly comprises of entrance hallway with wooden floor and guest toilet, stunning living room with feature fireplace and wooden floor and a fully fitted kitchen/dining area with utility room and extra storage. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a large family bathroom.

Outside: The superb rear garden is private and secure with a shed and 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. €359,000**

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## Features

Beautiful three bed semi detached family home C 1011 sq ft.

In Showroom condition with many extras incl in sale.

Three large bedrooms with master en-suite

Wooden floor in all reception areas.

Newly fitted Gas central heating.

Double glazed windows and doors.

Security Alarm system.

Extensive rear garden with shed with side entrance.

Two parking spaces to the side of the property.

Within walking distance of schools and shops.

Superb location at end of mature cul de sac.

## Entrance Hall

Entrance Hallway

3.m x 2.02m

With wooden floor with alarm control panel and guest toilet.

Guest toilet.

1.68m x 1.36m

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

## Living Room

Living Room

6.39m x 3.37m

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

Patio doors to large garden with side entrance.

## Dining Room

With tiled floor

## Kitchen

Kitchen/Dining area

4.93m x 2.72m

Shaker style kitchen with ample wall and floor units, tiled floor and splash back. Dining area with tiled floor.

## Utility Room

Utility Room

2.68m x 0.92m

Extra storage and tiled floor.

## Outside Features

Two parking spaces to the side.



### Bedroom 1

Master Bedroom.

4.52m x 2.83m

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

### Ensuite

En Suite

2.05m x 1.80m

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

### Bedroom 2

Bedroom 2.

3.50m x 2.50m

Double bedroom with fitted wardrobes and carpet floor

### Bedroom 3

Bedroom 3.

2.85m x 2.47m

Single bedroom with fitted wardrobes carpet floor.

### Bathroom

Family Bathroom

2.21m x 1.81m (6 x 5.85)

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



