

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

14 Rathmore Crescent  
Tyrrelstown  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this truly magnificent, extended three bed family home superbly located on a mature road in this highly desirable location just off The Boulevard Rathmore Village and a short stroll to Shops and schools. Presented in walk in condition and finished to a very high standard throughout this stunning property enjoys spacious accommodation benefitting from plenty of natural light and surrounded by landscaped gardens. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1162 sq. ft. This superb location is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre and The M50/N3 Motorway. Accommodation briefly comprises of entrance hallway with tiled floor and guest toilet, superb living room with wooden floor, a wonderful newly fitted extended kitchen/dining area with porcelain tiled floor leading to a stunning extended family room with porcelain tiled floor and wood burning stove. The patio door leads to the fully paved garden with side entrance and shed. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a fully fitted family bathroom with jacuzzi bath and 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. €389,000**

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## Features

Stunning C1 rated extended three bed family home C 1162 sq ft.

In Showroom condition with many extras incl in sale.

Recently upgraded with newly fitted extended kitchen.

Large living room with wooden floor and bay window.

Extended family room with porcelain tiled floor and wood burning stove.

Three large bedrooms with master en-suite  
Newly fitted family bathroom with jacuzzi bath and shower over.

Solid oak doors on the ground floor.

Gas fired central heating.

Double glazed windows.

Security Alarm system.

Extensive rear garden fully paved with shed and side entrance.

Private parking to the side for two cars.



## Entrance Hall

Entrance Hallway

4.44m x 1.94m

With tiled floor with alarm control panel and guest toilet.



## Living Room

Living Room

4.39.m x 3.62m

Bright stunning room with wooden floor and bay window with storage.

## Dining Room

With porcelain tiled floor

## Kitchen

Kitchen/Dining area

5.61m x 3.42m

Newly fitted kitchen/dining room with extra wall and floor units, porcelain tiled floor and splash back

## Lounge

Extended family room.

5.10m x 3.19m

Stunning family room with porcelain tiled floor and wood burning stove.

Patio door to fully paved garden with shed and side entrance.



## Outside Features

Fully paved back garden with block built shed and side entrance.





### Bedroom 1

Master Bedroom.

4.10m x 3.12m

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

### Ensuite

En Suite

2.44m x 1.18m

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

### Bedroom 2

Bedroom 2.

3.45m x 2.46m

Double bedroom with fitted wardrobes and wooden floor.

### Bedroom 3

Bedroom 3.

3.33m x 2.41m

Single bedroom with wooden floor, fitted bed, extra storage and study area.

### Bathroom

Family Bathroom

2.45m x 2.08m

Newly fitted family bathroom with wooden floor with part tiled walls, jacuzzi bath with shower over, w.c and w.h.b.



