

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

33 Bellgree Rise
Tyrrelstown
Dublin 15



BER B3

Duffy Auctioneers take great pleasure in bringing to the market this B 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. Accommodation briefly comprises of entrance hallway with wooden floor, superb living room with wooden floor and feature fireplace, a stunning fully fitted kitchen/dining area with wooden next to a utility/guest toilet with tiled floor and extra storage. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a fully fitted family bathroom with 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. €385,000

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Features

Superb B rated three bed family home C 95 sq mts
In excellent condition with many extras included in the sale.
Three large bedrooms with master en-suite.
Superb Living room with feature fireplace and wooden floor.
Fully fitted kitchen with wooden floor.
Fully fitted family bathroom with bath and shower over.
Double Glazed windows.
Gas Fired Central Heating recently upgraded.
Large south facing garden with shed.
Parking to the side with access to rear garden.
Excellent Location close to shops schools and public transport

Entrance Hall

Entrance hallway (4.42m x 1.87m)
Entrance hallway with wooden floor and under stairs storage.

Living Room

Living room (6.34m x 3.46m)
Stunning living room with wooden floor and feature fireplace.

Dining Room

With Wooden floor

Kitchen

Kitchen/Dining area (4.40m x 3.73m)
Fully fitted Kitchen with wooden floor, ample wall, and floor units.
Dining area with wooden floor and patio door to back garden with side entrance.

Utility Room

Guest Toilet/Utility Room. (2.14m x 1.40m)
Guest toilet with tiled floor and extra storage.
W.C and W.H.B.

Outside Features

Large rear garden with side entrance



Bedroom 1

Bedroom 1. (4.21m x 3.15m)

Large double bedroom with built in wardrobe and wooden floor.

Ensuite

Ensuite (2.59m x 0.909m)

Fully fitted with tiled floor, shower cubicle with shower, WC, and whb.

Bedroom 2

Bedroom 2. (3.63m x 2.63m)

Double bedroom with fitted wardrobe and wooden floor.

Bedroom 3

Bedroom 3. (3.28m x 2.45m)

Single bedroom with fitted wardrobes and wooden floor.

Bathroom

Family Bathroom. (2.61m x 1.90m)

Fully tiled family bathroom comprising bath with shower over, W.C., and w.h.b.



