

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

56 Castlecurragh Heath  
Mulhuddart  
Dublin 15



Duffy Auctioneers take great pleasure in introducing to the market 56 Castlecurragh Heath a beautiful own door two-bedroom residence tucked away in this mature residential enclave just off Church Road Mulhuddart.

This stylish and contemporary property is spread out over two levels and extends to an impressive c.1000sqft/93.sqm. Meticulously maintained by the present owner, this fine family home is beautifully presented and enjoys an enviable position in this quality-built development next to a large green. Accommodation briefly comprises of entrance hallway with wooden floor, stunning living room with wooden floor and patio doors to the balcony. Off the open plan living room you have a fully fitted kitchen/dining room with wooden floor. Upstairs off the landing there are two double bedrooms with fitted wardrobes and carpet floor and a newly fitted family bathroom with electric shower. To the rear of the property there is a secure communal garden and storage locker. We strongly recommend viewing without delay.

**A.M.V. €265,000**

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## Features

Beautiful two bed duplex apartment C 1000 Sq. ft.  
In showroom condition with many extras included in sale.  
Newly Fitted family bathroom, fully tiled with electric shower.  
Fully fitted kitchen with all appliances included in the sale.  
Large living room with wooden floor,  
Patio door to the balcony  
Two large double bedrooms with fitted wardrobes and carpet floor.  
PVC double glazed windows.  
Secure storage room to the side.  
Gated Communal garden to rear.  
Within walking distance of Blanchardstown Center.  
Prime Residential location.

### Entrance Hall

Entrance Hall  
(6.03m x 0.94m)

Beautiful entrance hallway with wooden floor leading to upstairs hallway with storage area and wooden floor.

### Living Room

Livingroom  
(5.97m x 4.31m)

Superb open plan light filled room with wooden floor.  
Patio doors leads to the balcony.

### Dining Room

Open plan with wooden floor.

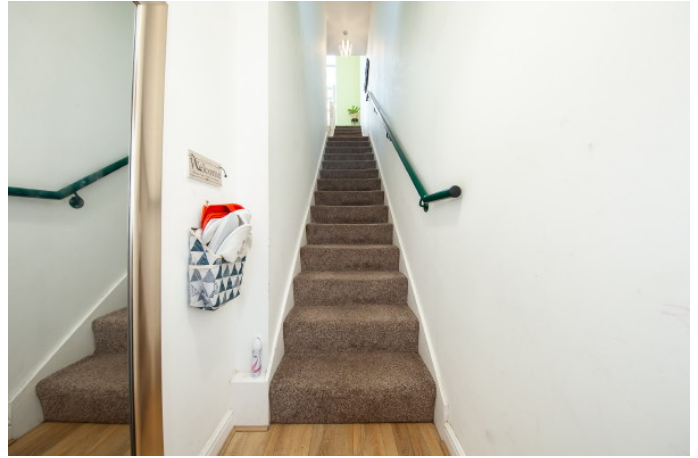
### Kitchen

Kitchen/ Dining Area  
(4.76m x 2.41m)

Fully fitted kitchen and dining area with wooden floor.

### Outside Features

Gated communal rear garden.  
Secure storage room to the side,



### Bedroom 1

Master Bedroom.  
(4.75m x 3.71m)

Bright and spacious master bedroom with carpet floor and fitted wardrobes

### Bedroom 2

Bedroom 2.  
(5.m x 3.01m)

Large bright and spacious double bedroom with fitted wardrobes and carpet floor.

### Bathroom

Bathroom. (2.73m x 1.69m)

Newly fitted family bathroom, fully tiled with electric shower. WC and w.h.b



