

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

7 Bellgree Court
Tyrrelstown
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this superb architect designed property 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 carpet floor and feature fireplace, fully fitted kitchen/dining area with tiled floor and patio doors to the landscaped back garden with shed. Off the dining area there is a guest toilet with extra storage and white goods. The upstairs accommodation is exceptional boasting two double 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. €335,000

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

Stunning two bed semi-detached family home C 882 sq ft.

In Showroom condition with many extras incl in sale.

Two double bedrooms with master en-suite

Fully fitted kitchen with tiled floor and patio doors to the landscaped garden

Gas fired central heating.

Double glazed windows.

Security Alarm system.

Extensive rear garden with side entrance.

Private parking to the side.

Within walking distance of shops and schools.

Management fee EUR140 p.a.

Entrance Hall

Entrance Hallway

2.66m x 1.81m

Wooden floor with alarm control panel.



Living Room

Living Room

4.56m x 3.23m

Bright stunning room with carpet floor. Feature fireplace with marble surround.



Dining Room

With tiled floor and patio door to garden.

Kitchen

Kitchen/Dining area

4.49m x 4.46m

Modern fitted kitchen with ample wall and floor units, porcelain tiled floor and splash back. Patio door to back garden. Dining area with tiled floor.



Utility Room

Guest toilet.

2.39m x 1.30m

Guest toilet with extra storage area and lino floor, w.c and w.h.b.

Outside Features

Superb side garden with shed.



Bedroom 1

Master Bedroom.

3.60m x 3.55m

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

Ensuite

En Suite

3.22m x 0.92m

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

Bedroom 2

Bedroom 2.

4.52m x 3.17m

Double bedroom with fitted wardrobes and carpet floor.

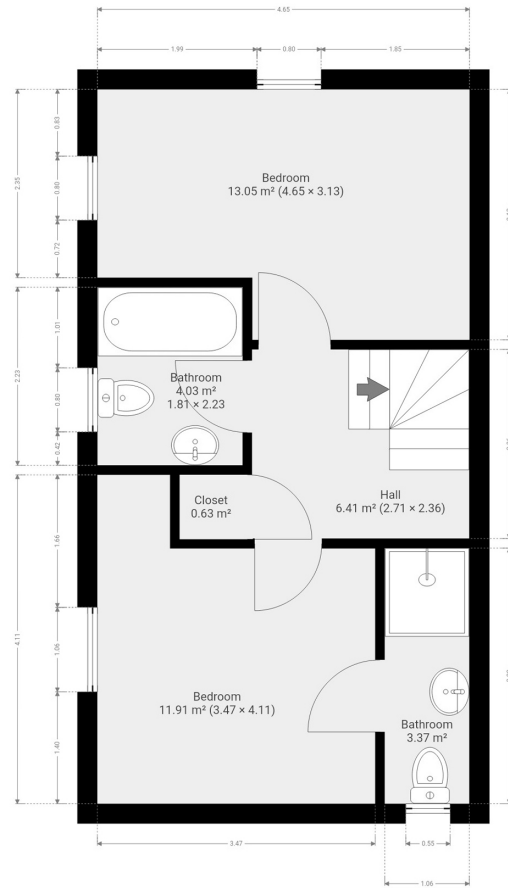
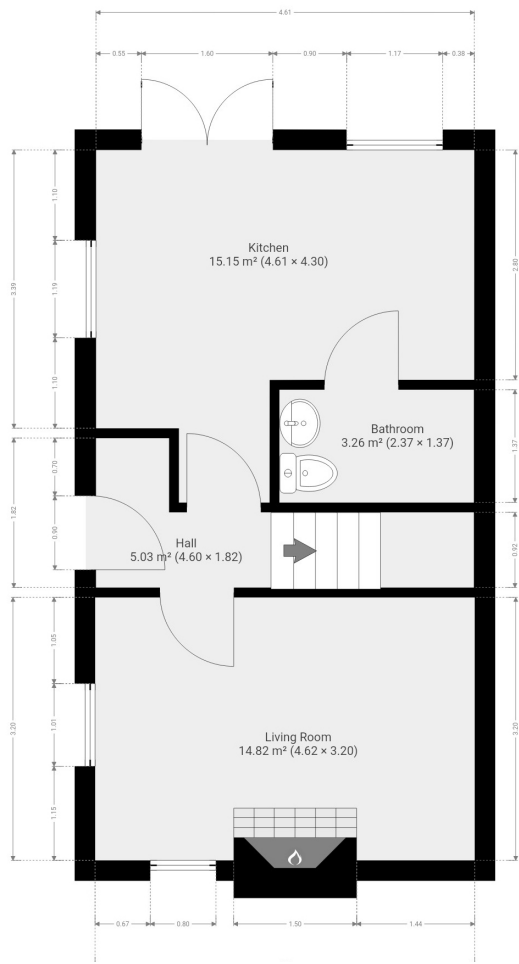
Bathroom

Family Bathroom

2.23m x 1.75m

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





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