

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

7 Villa Blanchard  
Blanchardstown  
Dublin 15.



Duffy Auctioneers take great pleasure in presenting to the market this superb One-bedroom first floor apartment in the well-established community of Villa Blanchard, Blanchardstown, Dublin 15. In excellent condition this unique apartment has been decorated with taste and flair throughout and boasts bright and spacious accommodation of c 437 sq. ft. Suitable for first time buyers and those looking for a starter home or an excellent investment opportunity this is one not to be missed. Accommodation briefly comprises of entrance hallway with wooded floor and storage cupboard, bright spacious living room with carpet floor and feature fireplace, quality fitted kitchen with tiled floor and integrated appliances, a large double bedroom with fitted wardrobes and carpet floor and a fully fitted family bathroom with bath and electric shower over. This excellent location on Blanchardstown main street is much sought after due to its close proximity to all amenities including shopping, local schools and transport to the city centre. With the inclusion of all kitchen appliances and furniture this property is ready to move into. Viewing is highly recommended.

A.M.V. €249,000

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie

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## Features

Superb First floor apartment.

In excellent condition and being sold fully furnished.  
Superb location just off Blanchardstown main street.  
Large living room with carpet floor and feature fireplace.  
Double bedroom with fitted wardrobe and carpet floor.  
Dual Heating system with solid fuel and electric storage.  
Fully fitted family bathroom with bath and shower over.

Double Glazing Throughout  
Fully Fitted Kitchen with tiled floor.  
Parking space with storage shed.  
Management Fee EUR940.00 p.a.

## Entrance Hall

Entrance Hall (2.42m x 1.57m)  
With carpet floor and storage cupboard.

## Living Room

Living room. (4.86m x 3.42m)  
Large bright living room with carpet floor and feature fireplace.

## Dining Room

With carpet floor

## Kitchen

Kitchen. (2.20m x 1.53m)  
Tiled floor, fully fitted kitchen units, tiled splash back, stainless steel sink unit, Electric oven

## Outside Features

Dedicated parking area with storage shed.





### Bedroom 1

Master Bedroom (4.16m x 2.51m)

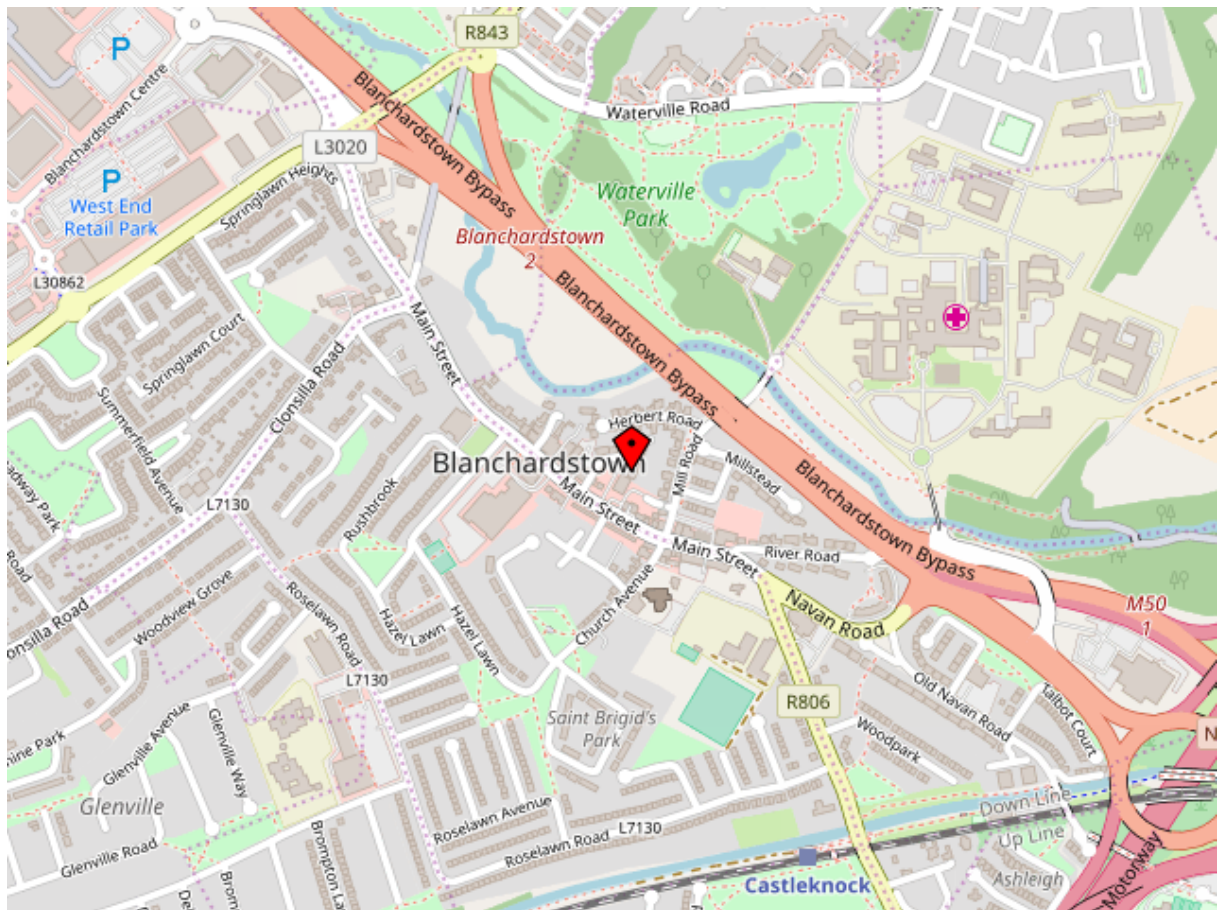
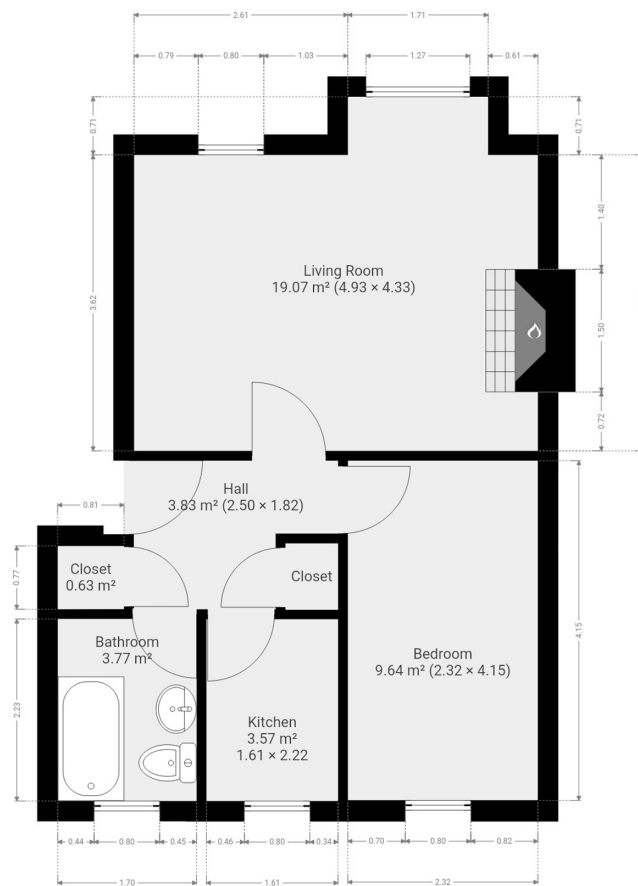
Large double bedroom with fitted wardrobes and carpet floor.

### Bathroom

Family Bathroom (2.40m x 1.72m)

Fully fitted bathroom with bath and electric shower over., extractor fan, and w.c. w.h.b.





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