

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

31 Delhurst Mews
Ongar
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market 31 Delhurst Mews a magnificent three bed mid terrace family home situated in a highly desirable location close to shops and schools and frequent public transport to the city center. Impeccably presented and meticulously maintained by its present house-proud owners this stunning property offers a turnkey solution to any discerning purchaser. The bright and spacious accommodation of c1108 Sq ft has been recently upgraded and boasts an array of special features to include large living room with feature fireplace and wooden floor, fully fitted kitchen/dining area with wooden floor, fully fitted family bathroom and feature lighting in all rooms. The upstairs accommodation is exceptional boasting three double bedrooms with a fully fitted family bathroom with bath and shower over. Outside the property is further enhanced by a private and secure rear garden. This superb location is much sought after due to its close proximity to Hansfield train station, the Blanchardstown Shopping centre and the M50/N3 motorway. Viewing is highly recommended.

A.M.V. €355,000

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

Superb three bed family home C 1108 Sq ft.
In showroom condition with many extras incl in sale.
Fully fitted kitchen with all appliances incl in sale.
Stunning living room with wooden floor and patio doors to landscaped garden.
Three double bedrooms with master en-suite.
Fully fitted en-suite bathroom.
Fully fitted family bathroom with bath and shower over.
PVC double glazed windows.
Fully landscaped Rear Garden with patio.
Within walking distance of Ongar Village and Hansfield Station.
Management Fee EUR300 p.a.

Entrance Hall

Entrance Hallway (4.17m x 1.85m)
With wooden flooring and Under stairs storage.

Living Room

Living Room (4.76m x 4.24m)
Stunning spacious living room with wooden floor and feature fireplace, patio door leading to landscaped rear garden.

Dining Room

With wooden floor

Kitchen

Kitchen/ Dining room. (4.13m x 2.74m)
Fully fitted kitchen with ample wall and floor units. Lino floor and tiled splashback.
All appliances included in the sale.

Outside Features

Fully landscaped rear garden.



Bedroom 1

Master Bedroom. (4.14m x 4.20m)
Large double bedroom with fitted wardrobes and carpet floor.

Ensuite

En-Suite. (2.57m x 2.m)
Fully fitted en-suite with tiled floor, shower cubicle with w.c and w.h.b.

Bedroom 2

Bedroom 2. (4.22m x 4.m)
Double bedroom with built in wardrobes and wooden floor.

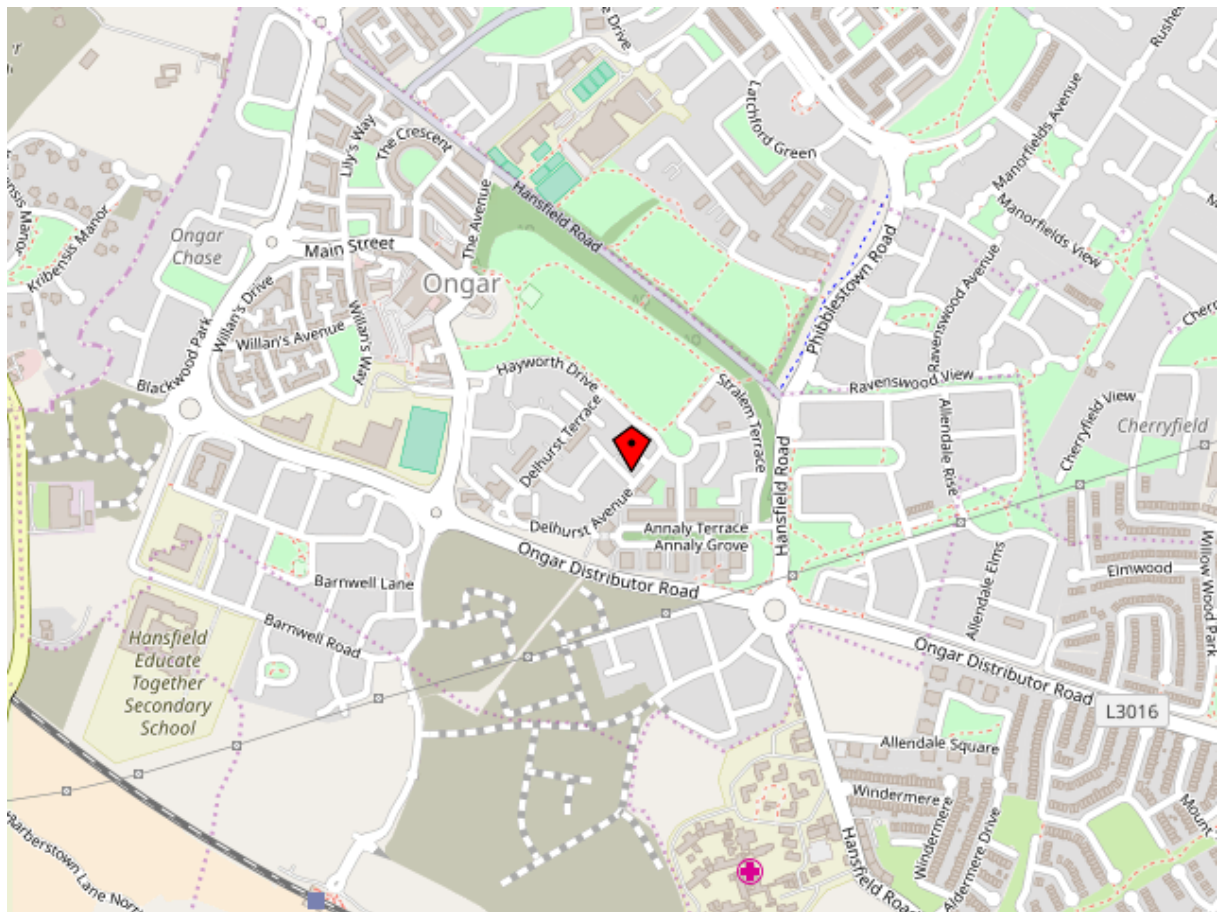
Bedroom 3

Bedroom 3. (4.21m x 2.27m)
Double bedroom with wooden floor.

Bathroom

Family Bathroom. (2.m x 1.91m)
Fully fitted family bathroom with tiled floor, bath with shower over, w.c and w.h.b.





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