

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

6 Bellgree Court  
Tyrrelstown  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this truly magnificent, two bed family home superbly located on a mature road in this highly desirable location just off The Boulevard and a short stroll to Shops and schools. Presented in walk in condition and finished to a very high standard throughout this stunning property enjoys spacious accommodation benefitting from plenty of natural light with the added benefit of a 50 ft landscaped back garden with side entrance. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c882 sq. ft. This superb location is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre and The M50/N3 Motorway. Accommodation briefly comprises of entrance hallway with wooden floor, superb living room with feature fireplace and wooden floor, a wonderful, fitted kitchen/dining area with lino floor and patio door to the landscaped back garden with side entrance and shed. Off the dining area there is a utility room with guest toilet. 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. €340,000**

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

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## Features

Stunning C1 rated two bed family home.  
In Showroom condition with many extras incl in sale.  
Fully fitted kitchen/dining room with utility room.  
Large living room with wooden floor and feature fireplace.  
Two double bedrooms with master en-suite  
Fully fitted family bathroom with bath and shower over.  
Gas fired central heating.  
Double glazed windows.  
Security Alarm system.  
Extensive 50 ft rear garden with side entrance.  
Private parking to the side.  
Management Fee EUR140 p.a.

### Entrance Hall

Entrance Hallway  
2.66m x 1.81m  
Wooden floor with alarm control panel.

### Living Room

Living Room  
4.56.m x 3.23m  
Bright stunning room with wooden floor and feature fireplace with marble surround.

### Dining Room

With Lino floor and views over back garden.

### Kitchen

Kitchen/Dining area  
4.49m x 4.46m  
Modern fitted kitchen with ample wall and floor units, lino floor and tiled splash back. Patio door to back to 50 ft garden with shed.

### 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

Stunning 50 ft back garden with side entrance and shed.



### Bedroom 1

Master Bedroom.

3.50m x 3.55m

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

### Ensuite

En Suite

3.22m x 0.92m

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

### Bedroom 2

Bedroom 2.

4.52m x 3.10m

Double bedroom with fitted wardrobes and carpet floor.

### Bathroom

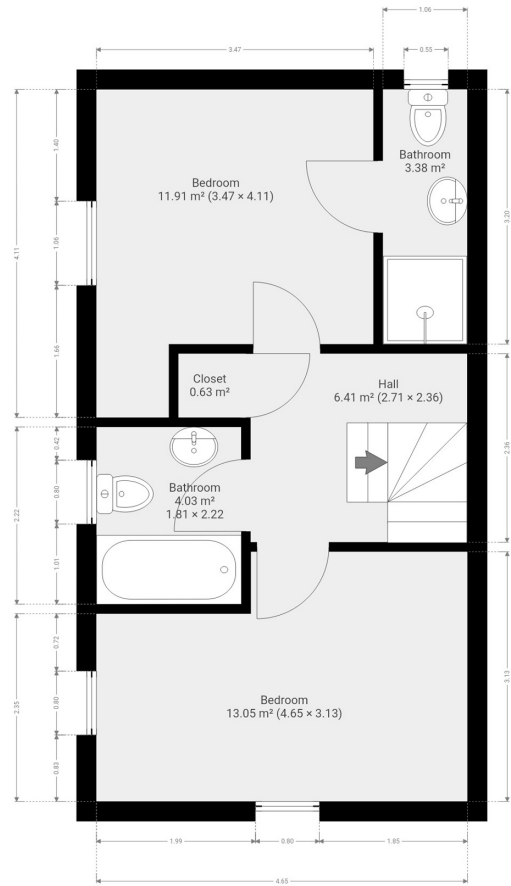
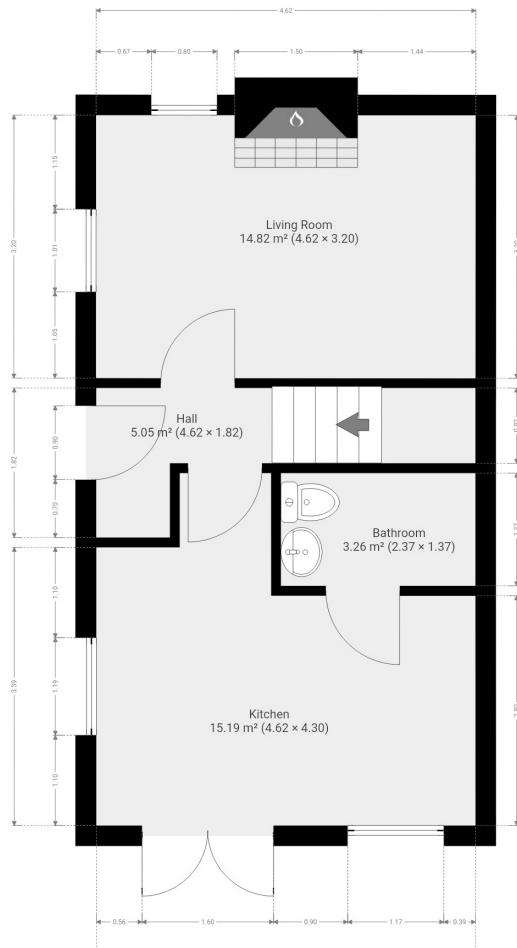
Family Bathroom

2.23m x 1.75m

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







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