

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

53 Ashling Heights  
Blanchardstown  
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent extended four bed family home strategically located at the end of a mature cul de sac in the popular residential area of Ashling Heights Blanchardstown. Presented in walk in condition and finished to a high standard throughout this totally refurbished and extended family home enjoys spacious accommodation benefiting from plenty of natural light and is located next to a large green area. Accommodation consists of entrance hallway with wooden floor, superb Living room with wooden floor and feature fireplace, open plan Kitchen/dining room with wooden floor and utility area with extra storage. Off the main hallway you have a large ground floor double bedroom with wooden floor and fitted wardrobes and a fully tiled bathroom with shower, w.c and w.h.b. Upstairs off the landing there are three additional bedrooms all with fitted wardrobes and a fully fitted family bathroom with shower cubicle. To the rear there is a large south facing back garden with shed and side entrance, to the front there is off street parking for two cars. Beautiful family home on mature cul de sac and well worth the view.

A.M.V. €395,000

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 extended four bed family home with a south facing garden.

Located on large corner site within walking distance of the Blanchardstown shopping centre.

Four large bedrooms with fitted wardrobes and wooden floor.

Living room with wooden floor and feature fireplace

Fully Fitted designer kitchen/dining room with wooden floor.

Fully fitted family bathroom with shower cubicle.

Large double bedroom with wet room on ground floor.

Double Glazed windows.

Gas Fired Central Heating.

Stunning south facing rear garden with shed and side entrance.

Within walking distance of Blanchardstown Shopping centre.



## Entrance Hall

Entrance Hallway ( 3.92m x 1.04m)

With wooden floor and alarm control panel.

## Living Room

Living Room: Living room (4.74m x 3.25m)

Beautiful light filled room with feature fireplace and wooden floor

## Dining Room

With wooden floor overlooking the south facing rear garden

## Kitchen

Kitchen: Kitchen/dining room ( 5.86m x 3.74m)

Fully fitted designer kitchen with wooden floor.

Extra storage/pantry area under stairs.

Dining area with wooden floor.



## Outside Features

Large south facing rear garden with wooden shed and side entrance.





### Bedroom 1

Bedroom 1: Bedroom 1. (4.32m x 3.72m)  
Large double bedroom with fitted wardrobes and wooden floor.

### Bedroom 2

Bedroom 2: Bedroom 2. (3.37m x 3.06m)  
Double bedroom with fitted wardrobes and wooden floor

### Bedroom 3

Bedroom 3: Bedroom 3. (2.75m x 2.37m)  
Single bedroom with fitted wardrobes and wooden floor.

### Bedroom 4

Bedroom 4: Bedroom 4. (5.65m x 3.52m)  
Large double bedroom with fitted wardrobes and wooden floor.

Guest toilet/Wet Room. (3.51m x 2.54m)  
Fully tiled wet room with shower, w.c and w.h.b.

### Bathroom

Bathroom: Family Bathroom. (2.77m x 1.61m)  
Newly Fitted Bathroom fully tiled with shower cubicle, WC, and w.h.b



