

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

16 Brookhaven Park
Blanchardstown
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market 16 Brookhaven Park Blanchardstown a superb three-bedroom family home located on a mature and popular cul de sac overlooking a large green. Impeccably presented and recently updated by the present house-proud owners this fine family home will attract a variety of viewers. Suitable for those looking for a Beautiful Family home or a superb investment opportunity, this property comes to the market in excellent condition throughout. Accommodation consists of Entrance hallway with carpet floor, fully fitted kitchen/dining room with lino floor and a bright and spacious dining room with open plan access to the living room with feature fireplace and carpet floor. Upstairs off the landing there are three large bedrooms with carpet floor and a newly fitted family bathroom with shower. Outside the property is further enhanced by a private rear garden with a wonderfully sunny orientation. There is off street parking for two cars.

Situated just minutes from the Blanchardstown 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. €375,000

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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

Beautiful three bed family home on mature cul de sac.
In excellent condition with many extras included in sale.
Located in quiet cull de sac overlooking green.
Double Glazed windows.
Fully Fitted Modern kitchen with lino floor.
Large Living room with feature fireplace.
Newly fitted family bathroom, fully tiled with shower unit.
Oil Fired Central Heating.
Built in wardrobes in all bedrooms.
Secure off street parking for two cars.
Superb Location close to shops schools and public transport.
Large side Entrance.
Large rear garden with block built shed
Alarm system.

Entrance Hall

Entrance hallway (3.49m x 1.83m)
Entrance hallway with carpet floor.

Living Room

Living room (4.12m x 3.96m)
Large bright room with feature fireplace and carpet floor.

Dining Room

Dining room (3.69m x 2.81m)
Open plan dining room with carpet floor.

Kitchen

Kitchen/ Dining Area. (4.20m x 3.11m)
Modern fully fitted Kitchen with lino floor, ample wall and floor mounted units, patio door to large back garden with block built shed.

Outside Features

Outside:
Large rear garden with block built shed.



Bedroom 1

Bedroom 1. (4.09m x 3.88m)

Large double bedroom with fitted wardrobes and carpet floor.

Bedroom 2

Bedroom 2. (4.09m x 3.22m)

Double bedroom with fitted wardrobe and carpet floor.

Bedroom 3

Bedroom 3. (2.76m x 2.61m)

Single bedroom with fitted wardrobes and carpet floor.

Bathroom

Family Bathroom. (2.16m x 2.04m)

Newly Fitted Bathroom comprising of tiled shower unit, w.c., and w.h.b.



