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

For Sale By Private Treaty

16 Cruise Park Rise
Tyrrelstown
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this truly magnificent, extended three 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. Recently refurbished, extended and finished to a very high standard throughout this stunning property enjoys spacious accommodation benefitting from plenty of natural light and surrounded by landscaped gardens. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1221 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 and under stairs storage, superb living room with wooden floor, a wonderful newly fitted extended kitchen/dining area with porcelain tiled floor leading to a stunning extended sunroom with wood floor and bifold windows overlooking the manicured garden with water feature. Off the kitchen there is a guest toilet with utility area with tiled floor. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a newly 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. €445,000

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Features

Stunning C1 rated extended three bed family home C 1221 sq ft.
In Showroom condition with many extras incl in sale.
Recently upgraded and extended with newly fitted extended kitchen and bathrooms.
Large living room with wooden floor and bay window.
Extended sunroom with wooden floor and bifold windows.
Three large bedrooms with master en-suite
Newly fitted kitchen with tiled floor and splashback. Extra storage and lighting.
Newly fitted family bathroom with bath and shower over.
Newly fitted ensuite bathroom with shower cubicle.
Solid oak doors throughout.
Gas fired central heating.
Double glazed windows.
Security Alarm system.
Extensive rear garden with shed and side entrance.
Private parking to the side for two cars.



Entrance Hall

4.69m x 2.01m
With wooden floor with alarm control panel and under stairs storage.



Living Room

Living Room
5.12.m x 3.59m
Bright stunning room with wooden floor and bay window.

Kitchen

Kitchen/Dining area
5. 01m x 3.33m
Newly fitted kitchen/dining room with extra wall and floor units, porcelain tiled floor and splash back.



Utility Room

Utility room/Guest toilet
2.15m x 1.64m
With tiled floor, Extra storage, w.c and w.h.

Outside Features

Stunning back garden with water feature and shed.



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Bedroom 1
Master Bedroom.
4.10m x 3.08m
Bright and spacious double bedroom with built in wardrobes and carpet floor.

Ensuite
En Suite
2.54m x 1.14m
Newly fitted ensuite, fully tiled with shower cubicle, wc, w.h.b.

Bedroom 2
Bedroom 2.
3.60m x 2.49m
Double bedroom with fitted wardrobes and carpet floor.

Bedroom 3
Bedroom 3.
3.08m x 2.55m
Single bedroom with carpet floor and extra storage and study area.

Bathroom
Family Bathroom
2.46m x 1.93m
Newly fitted family bathroom, fully tiled with bath with shower over, w.c and w.h.b.



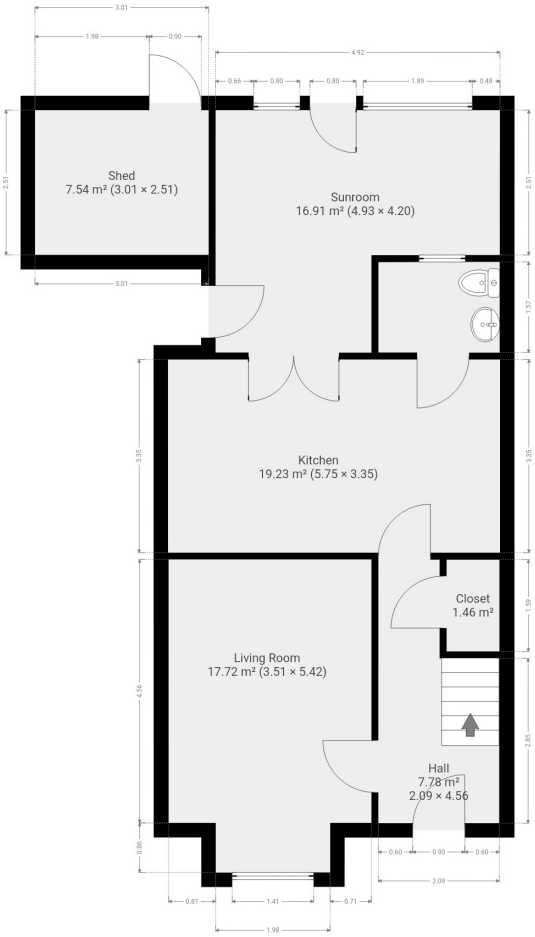


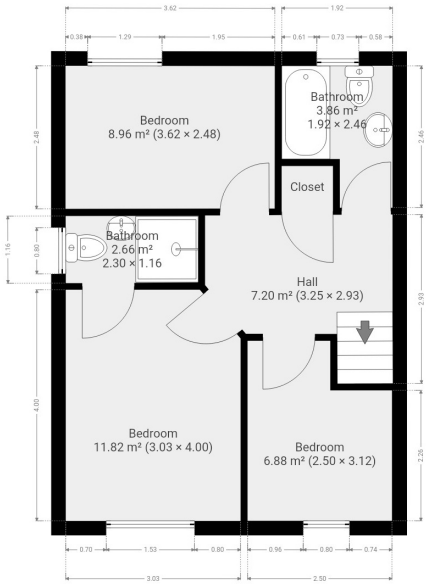


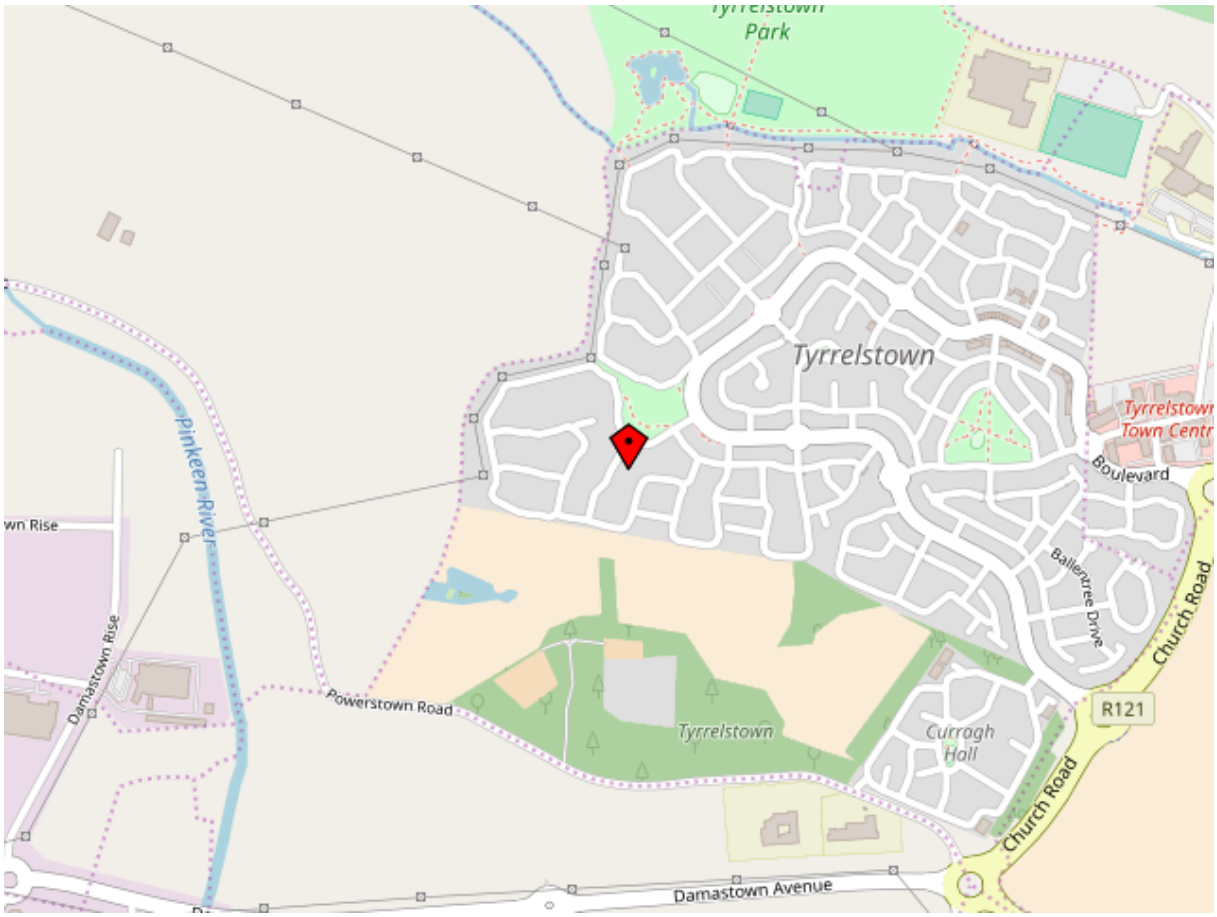


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