

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

36 The Boulevard,  
Ballentree Village,  
Tyrrelstown, Dublin 15



Duffy Auctioneers are delighted to present this pristine family home in Ballentree Village, Tyrrelstown, Dublin 15. This truly magnificent A rated, four bed, four bath property is superbly located on a mature road in this highly desirable location just off Church Road and only a short stroll to Shops and schools. Recently Refurbished 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 1291 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 hall with tiled floor, stunning newly fitted kitchen with wooden floor next to an open plan dining area with guest toilet. On the first floor you have a superb living room with wooden floor and a fully tiled bathroom plus the first of four bedrooms all with fitted wardrobes and wooden floor. On the third floor there are two further double bedrooms both with wooden floor and fully tiled ensuite bathroom plus a newly fitted family bathroom. To the rear of the property, you have a wonderful, paved back garden with shed and a back gate leading to two private parking bays. Excellent family home and well worth a view

A.M.V. €415,000

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## Features

Magnificent A Rated four bed, four bath family home (C 1291 Sq. Ft.)  
In Showroom condition with many extras incl in the sale  
Wonderful living room with wooden floor.  
Newly fitted kitchen with wooden floor and island unit.  
Separate dining area with wooden floor  
Four large bedrooms all with fitted wardrobes and wooden floor  
Newly fitted family bathroom with bath.  
Fully paved rear garden with shed to the side.  
Newly fitted Gas fired central heating.  
Newly fitted Solar Panels with battery storage and Hybrid Inverter  
Triple glazed windows and doors.  
Security Alarm system.  
Excellent off-street parking for two cars.  
Prime residential location within walking distance of shops and schools.

## Entrance Hall

Hall: Entrance Hallway  
2.24m x 2.09m  
With wooden floor with alarm control panel.

Guest Toilet  
1.59m x 1.22m  
Guest w.c with tiled floor, w.c and w.h.b.

## Living Room

Living Room  
4.90m x 3.42m  
Bright stunning room, flooded with natural light with wooden floor

## Dining Room

With wooden floor.

## Kitchen

Kitchen/Dining area  
8.32m x 4.90m  
Modern newly fitted kitchen with wooden floor and tiled splash back.  
Open plan dining area with wooden floor and patio door to paved garden with shed.

## Outside Features

Fully paved secure garden with block built shed with power.  
Private parking to the rear for two cars.





### Bedroom 1

Bedroom 1

3.80m x 3.32m

Bright and spacious double bedroom with fitted wardrobes and wooden floor

### Ensuite

En-Suite

2.51m x 0.98m

Newly fitted and fully tiled with shower cubicle, w.c. and w.h.b.

### Bedroom 2

Bedroom 2

4.90m x 2.62m

Large double bedroom with fitted wardrobes and wooden floor.

### Bedroom 3

Bedroom 3

3.67m x 2.0 m

Double bedroom with fitted wardrobes and wooden floor.

### Bedroom 4

Bedroom 4.

2.88m x 2.56m

Single bedroom with fitted wardrobes and wooden floor

### Bathroom

Family Bathroom 2.37m x 1.66m

Newly fitted and fully tiled, bath, w.c., and w.h.b.



