

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

17 Tory Square  
Waterville  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning B rated own door two bed apartment in Tory Square, Waterville one of the most sought-after developments in Blanchardstown, Dublin 15. This stunning residence enjoys a most central location in this quality-built development just off Snugborough road and only a few minutes stroll from the Blanchardstown shopping centre. Meticulously maintained by the present owner, this fine family home is beautifully presented and enjoys an enviable position in this quality-built development next to the national aquatic centre. Accommodation briefly comprises of entrance hallway with tiled floor, stunning kitchen/dining room with designer fitted kitchen and tiled floor, next to the superb living room with tiled floor and feature fireplace and patio door to the south facing patio and garden. Upstairs off the landing there are two double bedrooms, both with fitted wardrobes and carpet floor and a fully fitted family bathroom with tiled floor and bath with shower over. To the front there is secure off-street parking. Viewing by Appointment only.

A.M.V. €300,000

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

Beautiful B rated south facing two bed apartment C. 86 S Mts.

In showroom condition and being sold with many extras included in the sale

Large living room with tiled floor and patio door to the south facing rear garden

Fully fitted kitchen with a host of integrated appliances.

Two double bedrooms with built in wardrobes and carpet floor.

Fully fitted family bathroom with bath and shower over.

Gas central heating.

PVC double glazed windows.

Within walking distance of The National Aquatic Center and Blanchardstown Village.

Prime Residential location.

Management Fee EUR1554. p.a.

## Entrance Hall

Entrance Hall (4.07m x 2.02m)

Entrance hallway with tiled floor.

## Living Room

Livingroom (4.67m x 4.17m)

Stunning spacious light filled room with feature fireplace and tiled floor.

Patio doors lead to the patio and south facing garden.

## Dining Room

With tiled floor

## Kitchen

Kitchen/Dining Room (5.22m x 3.13m)

Wonderful fully fitted kitchen with tiled floor. All appliances included in sale.

## Outside Features

South facing rear garden with patio area.



### Bedroom 1

Master Bedroom. (4.0m x 3.37m)

Bright and spacious double bedroom with carpet floor and fitted wardrobes

### Bedroom 2

Bedroom 2. (3.68m x 3.02m)

Large bright and spacious double bedroom with built in wardrobes and carpet floor.

Patio door to balcony.

### Bathroom

Bathroom. (2.47m x 2.09m)

Family bathroom with tiled floor, bath with shower over, WC and w.h.b.





