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

For Sale By Private Treaty

81 Annagh Court
Blanchardstown
Dublin 15.

Duffy Auctioneers take great pleasure in bringing to the market this stunning top floor two bed two bath apartment in Annagh Court, 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 and upgraded 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 wooden floor, superb living room with wooden floor and a stunning kitchen/dining room with designer fitted kitchen with tiled floor. There are two large balconies one south facing off the livingroom the other north facing off the kitchen and master bedroom. The stunning master suite has fitted wardrobes and wooden floor plus a very large en-suite with shower cubicle. The second double bedroom comes with fitted wardrobes and wooden floor and is located next to the fully fitted family bathroom bath with shower over. There is secure off-street parking. Viewing by Appointment only.

A.M.V. €320,000

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 top floor south facing two bed two bath apartment C. 80 S Mts.
In showroom condition with many extras included in the sale.
Large living room with wooden floor and double doors to the south facing balcony.
Fully fitted designer kitchen with a host of integrated appliances.
Two double bedrooms with built in wardrobes and wooden floor.
Fully fitted family bathroom with bath and shower over.
Master bedroom with large en-suite bathroom.
Two large balconies.
Gas central heating.
PVC double glazed windows.
Within walking distance of The National Aquatic Center and Blanchardstown Village.
Prime Residential location.
Management Fee EUR1420. p.a.

Entrance Hall

Entrance Hall (5.1m x 1.17m)
Entrance hallway with wooden floor and extra storage

Living Room

Livingroom (5.11m x 4.29m)
Stunning spacious light filled room with feature fireplace and wooden floor. Double doors lead to large south facing balcony.

Dining Room

With tiled floor and patio door to balcony.

Kitchen

Kitchen/Dining Room (4.21m x 3.69m)
Wonderful fully fitted kitchen/dining room with tiled floor and patio doors to second balcony.
All appliances included in sale.

Outside Features

Two large balconies one south facing.

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Bedroom 1
Master Bedroom.
(3.92m x 3.22m) Bright and spacious double bedroom with wooden floor and fitted wardrobes.

Ensuite
En-suite
(2.98 m x 1.52m)
With tiled floor, shower cubicle, WC & w.h.b.

Bedroom 2
Bedroom 2.
(3.65m x 3.m)
Large bright and spacious double bedroom with built in wardrobes and wooden floor.

Bathroom
Bathroom.
(2.50m x 2.09m)
Family bathroom with tiled floor, bath with shower over, WC and w.h.b.

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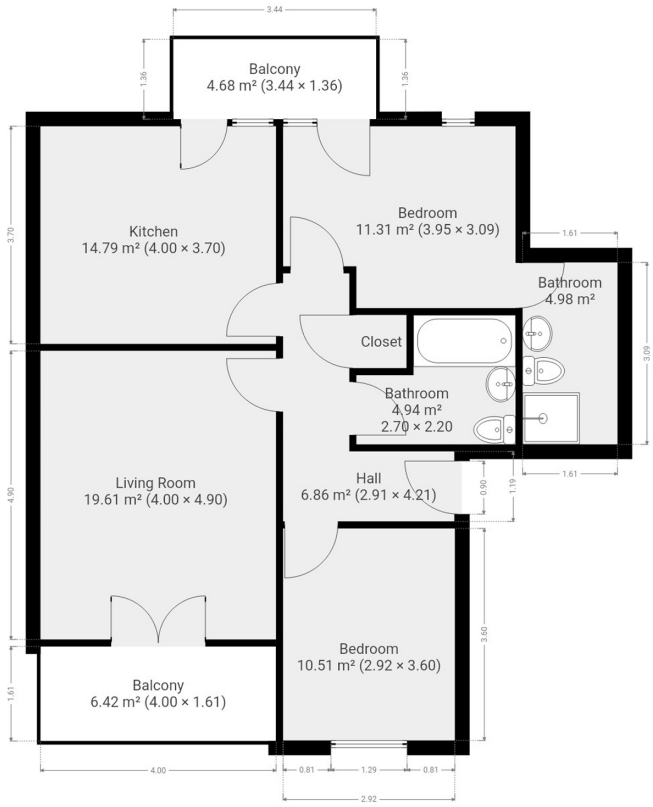

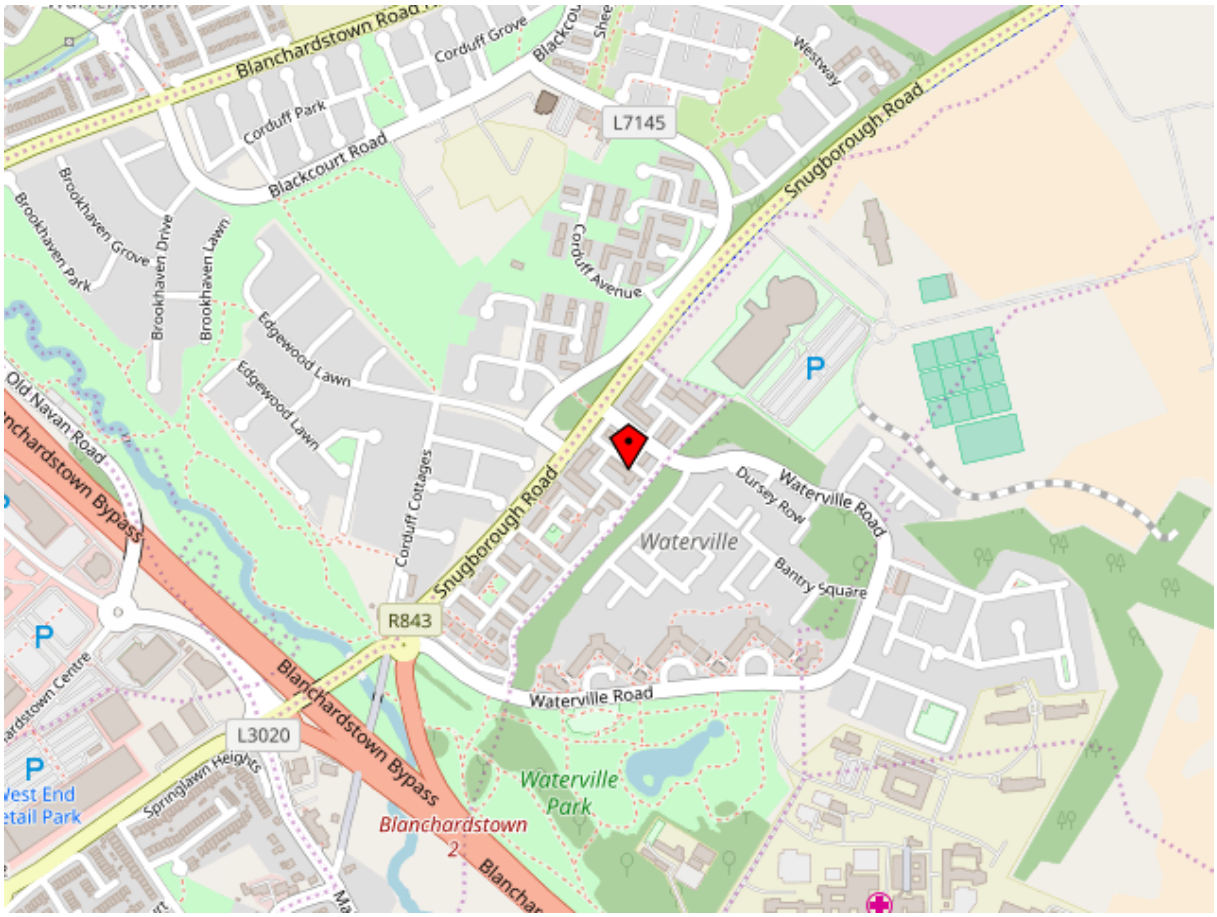

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