

# DUFFY AUCTIONEERS

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

For Sale By Private Treaty

## 28 Warrenstown Green Blanchardstown Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 28 Warrenstown Green, a stunning three-bedroom family home strategically located on a mature cul de sac overlooking a large green and within walking distance of the Blanchardstown shopping centre. An excellent opportunity to acquire this beautifully presented property that has been meticulously maintained and upgraded by its present house-proud owners offering a turnkey home to any discerning purchaser. This superb location is only minutes away from all local amenities and services including Blanchardstown Shopping Centre and The M50/N3 Motorway.

Accommodation briefly comprises of entrance hallway with wooden floor, large living room with feature fireplace and wooden floor, a fully fitted kitchen with tiled floor and a newly installed gas boiler. Off the dining room you have patio doors to the east facing landscaped back garden with shed. Upstairs off the landing there are three large bedrooms with a newly fitted master en-suite and a newly fitted family bathroom with bath and shower over.

Outside: Private parking for two cars. The rear garden is private and secure with a large side entrance. This property has to be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

A.M.V. €389,000

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail: sales@duffyauctioneers.ie

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## Features

Beautiful three bed semi-detached family home.  
In Showroom condition and Recently Upgraded with many extras incl in sale.

Newly fitted main bathroom.

Newly Fitted en-suite bathroom

Three large bedrooms with master en-suite.  
Superb living room with feature fireplace and wooden floor.

Fully fitted kitchen with tiled floor and splashback.

Excellent location at end of mature cul de sac.

Extensive rear garden with side entrance.

Newly fitted Gas central heating.

Security Alarm system.



## Entrance Hall

Entrance Hallway

5.52m x 1.40m

With wooden floor and alarm control panel.

## Living Room

Living Room

4.72m x 3.72m

Bright stunning room with wooden floor and feature fireplace.



## Dining Room

With tiled floor and patio doors to the deck area and back garden with shed.

## Kitchen

Kitchen/Dining area

5.17m x 4.96m

Fully fitted kitchen with ample wall and floor units, tiled floor and splash back. Dining area with tiled floor and patio doors to the east facing landscaped garden.

## Utility Room

Utility room. 1.97m x 0.91

With tiled floor and extra storage for white goods.



## Outside Features

East facing back garden with side entrance.

Off street parking.



### Bedroom 1

Master Bedroom.

5.21m x 3.m

Bright and spacious double bedroom with fitted wardrobes and carpet floor.

### Ensuite

En Suite

2.06m x 1.32m

Newly fitted and fully tiled, wc, w.h.b. and shower unit.

### Bedroom 2

Bedroom 2.

3.81m x 3.m

Double bedroom with carpet floor and fitted wardrobes.

### Bedroom 3

Bedroom 3.

3.76m x 1.84m

Single bedroom with carpet floor and fitted wardrobes.

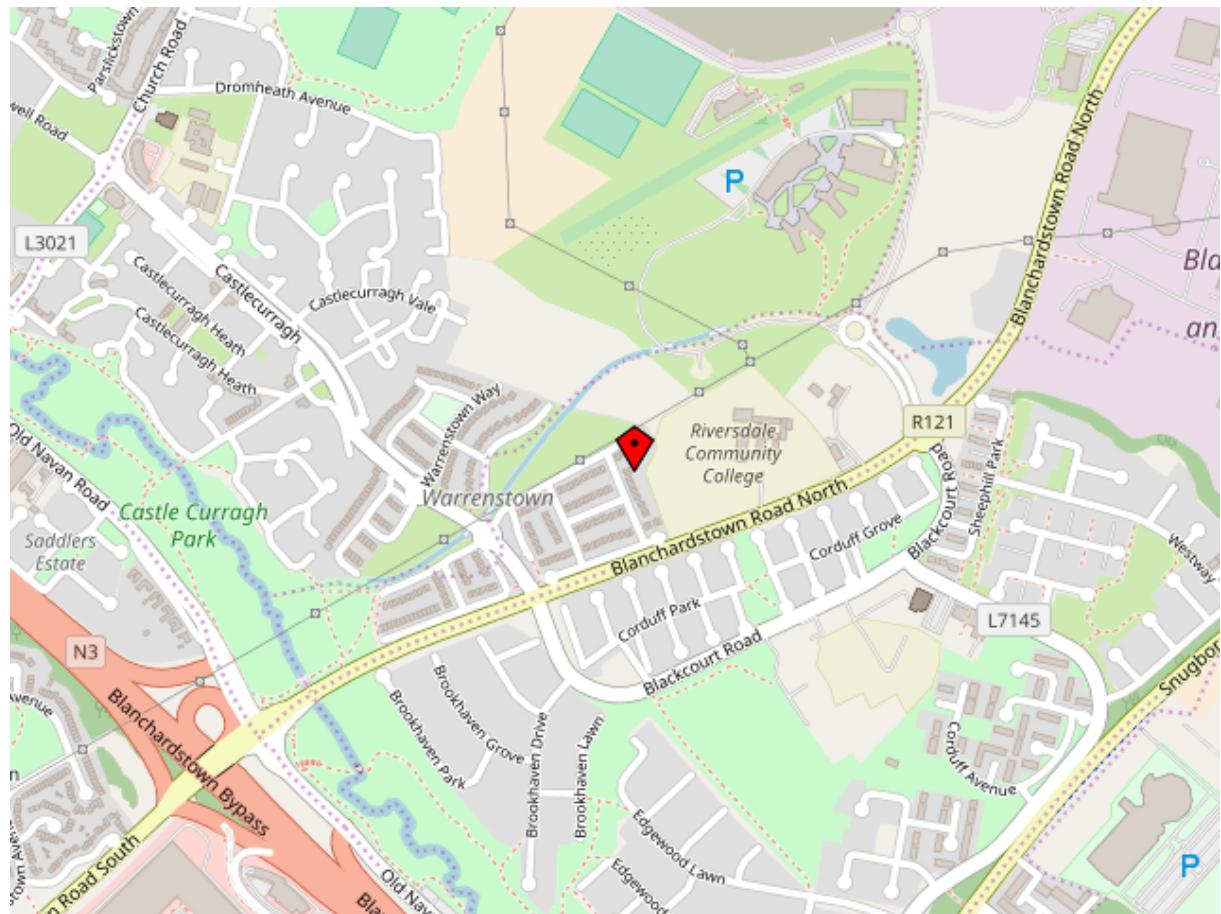
### Bathroom

Family Bathroom

2.22m x 1.91m

Stunning family bathroom, newly fitted with part tiled walls and floor, bath with shower over, w.c and w.h.b.





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