

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

14 Church Avenue
Blanchardstown
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this rare opportunity to purchase this wonderful three bed cottage located on a large corner site in the well-established community of Church Avenue Blanchardstown Dublin 15.

Recently updated and extended with tremendous potential for further development (Subject to the necessary Planning Permission) this three-bed family home is superbly located on this pivotal corner site in church ave Blanchardstown. Although in need of some modernisation and refurbishment this charming three bed cottage offers a discerning purchaser immense scope to create something special. The location is second to none, with Blanchardstown main street with its many amenities literally around the corner. The property occupies a truly outstanding site with rear vehicular access from the laneway to the rear and is located within five minutes' walk from Blanchardstown main street.

Accommodation consists of entrance hallway with carpet floor, fully fitted kitchen with lino floor and a stunning living/dining room with feature fireplace and carpet floor. There are three large bedrooms all with fitted wardrobes and carpet floor and a fully fitted family bathroom with electric shower and lino floor. The superb side garden is fully landscaped with patio area to the rear and rear. The location is second to none, with Blanchardstown main street with its many amenities literally around the corner. There is excellent access to the M3, M50 and the City Centre is well served by a very efficient bus route and train from Castleknock station. Viewing is highly recommended.

A.M.V. €350,000

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

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Features

Excellent extended three bed cottage on large corner site in church ave.
Three large bedrooms all with fitted wardrobes and carpet floor.
Large living room with feature fireplace and carpet floor
Modern Fully fitted kitchen with lino floor
Main bathroom with shower cubicle and electric shower.
Gas fired central heating.
Gravel driveway from laneway to the rear.
Excellent location within walking distance of shops, schools and train station.
Superb corner site on church avenue with immense scope to create something special



Entrance Hall

Hallway (2.20m x 1.65m)
Entrance hallway with Carpet floor.

Living Room

Living Room/Dining Room (6.45m x 3.69m)
Large living room with feature fireplace and carpet floor

Dining Room

With carpet floor.

Kitchen

Kitchen 3.m.74 x 2.76m
Fully fitted kitchen with lino floor and door to the side garden.



Outside Features

Large side garden with tremendous potential to extend (Subject to the necessary P.P.)
Rear access from lane way to the side.



Bedroom 1

Bed 1. 3m x 2.59m

Double bedroom with fitted wardrobes and carpet floor.

Bedroom 2

Bed 2. 3.41m x 2.73m

Double bedroom with fitted wardrobes and carpet floor.

Bedroom 3

Bed 3. 3.36m x 2.86m

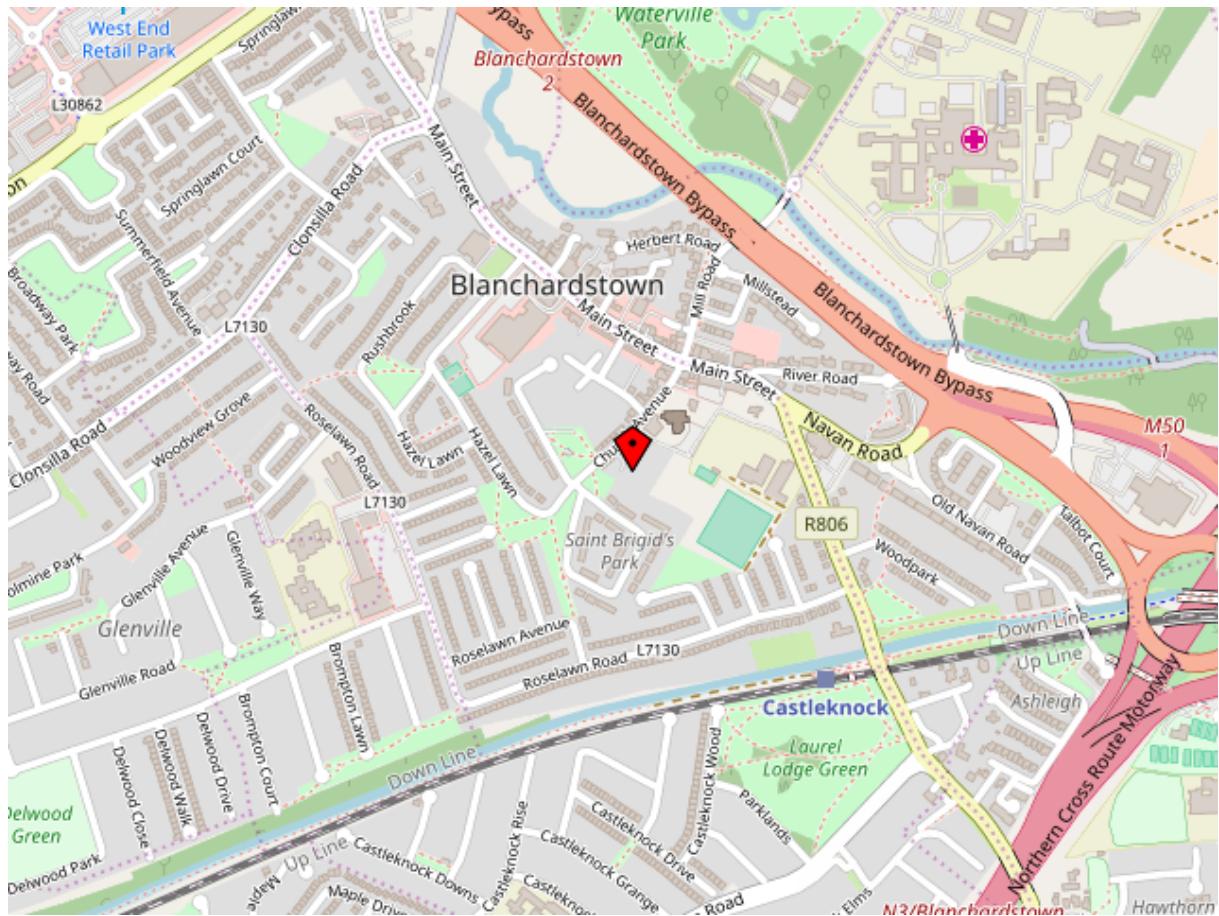
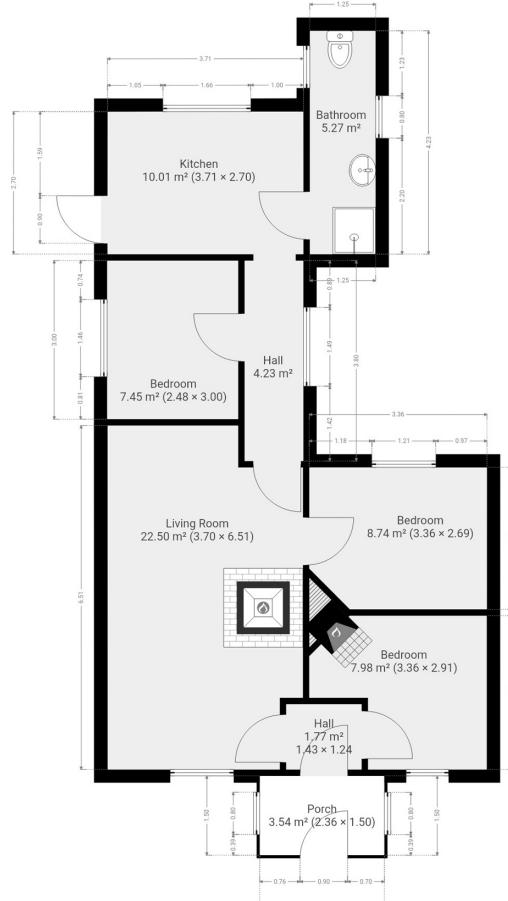
Single bedroom with fitted wardrobes and carpet floor.

Bathroom

Family Bathroom (4.28m x 1.26m)

Bathroom with shower cubicle, w.c and w.h.b.





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