

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

18 The Boulevard  
Tyrrelstown  
Dublin 15.



Duffy Auctioneers take great pleasure in bringing to the market this truly magnificent, extended four bed family home located on a mature road in this highly desirable location just off The Boulevard Gazelle Village and a short stroll to Shops and schools. Presented in walk in condition and finished to a very high standard throughout this stunning redesigned and extended property enjoys spacious accommodation benefitting from plenty of natural light. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1829 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 hallway with wooden floor and guest toilet, superb extended family room with wood burning stove and wooden floor and a fully fitted kitchen/dining area with wooden floor. The patio door leads to the fully paved patio with back entrance and drying area. The upstairs accommodation is exceptional boasting four large bedrooms three of which are en-suite with a stunning master suite with a walk in dressing room and a fully tiled bathroom with jacuzzi bath and separate shower cubicle. This superb location is only minutes away from all local amenities and services including Tyrellstown Shopping Centre, the M50/N3 Motorway, and a host of local amenities such as schools, shops, and frequent public transport links to the city centre. Viewing is highly recommended!

A.M.V. €465,000

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

Stunning B2 rated extended four bed family home C 1829 sq ft.

In Showroom condition with many extras incl in sale.  
Recently upgraded and extended with large family room and converted attic.

Extended family room with wooden floor and wood burning stove.

Four large bedrooms with two en-suite bathrooms.  
Newly fitted master suite with walk in dressing room and a full bathroom.

Attic converted with newly fitted family bathroom with jacuzzi bath and a separate shower cubicle.

Gas fired central heating.

Double glazed windows.

Security Alarm system.

Extensive rear patio with drying area and back entrance.  
Private parking to the side for two cars.



## Entrance Hall

Entrance Hallway

5.17m x 2.31m

With wooden floor with alarm control panel and guest toilet.

Guest toilet

1.59m x 1.20m

With wooden floor, w.c and w.h.b.



## Living Room

Extended family room.

5.19m x 4.69m

Stunning family room with wooden floor and wood burning stove.

Patio door to fully paved patio with shed and back entrance.

## Dining Room

Dining area

5.00m x 3.30m

With wooden floor and open plan to extended family room.



## Kitchen

Kitchen

5. 07m x 2.53m

Fully fitted kitchen/dining room with extra wall and floor units, wooden floor and tiled splash back

## Outside Features

Deck area with drying shed and door to two parking spaces.



## Bedroom 1

Master Bedroom.

5.00m x 3.58m

Bright and spacious double bedroom with walk in dressing room and carpet floor.

Dressing area.

2.20m x 1.84m

Dressing area with wardrobes and carpet floor.

## En Suite bathroom

4.76m x 4.07m

Stunning bathroom with tiled floor, Jacuzzi bath fully tiled surround with fitted tv. wc, w.h.b. and separate shower cubicle.



## Ensuite

### En Suite bathroom

4.76m x 4.07m

Stunning bathroom with tiled floor, Jacuzzi bath fully tiled surround with fitted tv. wc, w.h.b. and separate shower cubicle.

## Bedroom 2

Bedroom 2.

5.m x 3.49m

Double bedroom with fitted wardrobes and ensuite bathroom and dressing area.

En Suite and dressing area.

5.m x 2.01m

Carpet floor with part tiled walls, wc, w.h.b. and shower cubicle.



## Bedroom 3

Bedroom 3.

4.m x 3.32m

Double bedroom with fitted wardrobes and carpet floor.

En Suite

2.44m x 1.m

Wooden floor with part tiled walls, wc, w.h.b. and shower cubicle.



## Bedroom 4

Bedroom 4.

3m x 2.67m

Double bedroom with carpet floor.





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.