

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

151 Cruise Park Drive
Tyrrelstown
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning B rated architect designed property which is located in this highly desirable residential development just off the R121 and just a stone's throw from Tyrrelstown shopping centre with its excellent amenities and stores. Well-proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. Accommodation briefly comprises of entrance hallway with tiled floor and guest toilet, superb living room with wooden floor, feature fireplace and patio doors to the southeast facing balcony. Off to hallway you have a stunning fully fitted kitchen/dining area with tiled floor and storage area under the stairs. The upstairs accommodation is exceptional boasting three double bedrooms with master en-suite and a fully fitted family bathroom with bath and shower over. This superb location is only minutes away from all local amenities and services including Tyrrelstown 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. €365,000

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

Superb B rated three bed family home C 110 sq mts
In showroom condition with many extras included in the sale.

Three double bedrooms with master en-suite.
Superb Living room with feature fireplace and wooden floor.

Separate fitted kitchen and dining room with tiled floor.
Fully fitted family bathroom with bath and shower over.

Double Glazed windows.

Gas central heating

Large balcony southeast facing.

Excellent Location close to shops schools and public transport.

Two designated parking bays.

Management Fee EUR942 p.a.

Entrance Hall

Entrance hallway (3.29m x 1.89m)

Entrance hallway with guest toilet and tiled floor.

Guest Toilet. (1.62m x 1.52m)

Guest toilet with tiled floor w.c and w.h.b.

Living Room

Living room (6.18m x 4.29m)

Stunning living room with wooden floor and feature fireplace.

Patio door to southeast facing patio area.

Dining Room

With tiled floor.

Kitchen

Kitchen/Dining area (5.31m x 2.56m)

Fully fitted Kitchen with tiled floor, ample wall, and floor units.

Dining area.

Bright and spacious area with tiled floor

Outside Features

Large Southeast facing balcony, not overlooked.



Bedroom 1

Bedroom 1. (4.68m x 2.62m)
Large double bedroom with built in wardrobe and wooden floor.

Ensuite

Ensuite (2.59m x 0.90m)
Fully fitted with tiled floor, shower cubicle with shower, WC, and whb.

Bedroom 2

Bedroom 2. (3.86m x 2.62m)
Double bedroom with fitted wardrobe and wooden floor.

Bedroom 3

Bedroom 3. (3.49m x 2.80m)
Double bedroom with fitted wardrobes and wooden floor.

Bathroom

Family Bathroom. (2.58m x 2.35m)
Fully tiled family bathroom comprising bath with shower over, W.C., and w.h.b.



