

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

31 Hollywoodrath Crescent
Hollystown
Dublin 15



Ideally positioned within this quality-built development and situated in a highly desirable location number 31 Hollywoodrath Crescent is a bright and spacious A Rated three-bedroom family home with converted attic extending to 143. sq m (1539 sq ft) It is evident on entering this fine family home has been lovingly maintained over the years and it is presented in impeccable condition throughout offering impressive accommodation with bright well-proportioned interiors. Number 31 is excellently located on this mature road next to a green area and is within close proximity to shops, schools and the vital M2 & N3 road networks. Accommodation briefly consists of entrance hallway with guest toilet, stunning Living room with feature fireplace and wooden floor next to a superb kitchen/ dining room with wooden floor and patio doors to the landscaped back garden. Off the kitchen you have a fully fitted utility room with tiled floor and extra fitted units, ideal for a growing family. Upstairs off the landing there are three generously proportioned bedrooms with master en-suite and a fully fitted family bathroom with bath and shower over plus a wonderful, converted attic with wooden floor suitable for many uses. Outside the property is further enhanced by a large rear garden enjoying a westerly orientation and most importantly not overlooked. There is off street parking. Situated just minutes from all amenities such as the Blanchardstown 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. €560,000

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Features

Beautiful A Rated three bed family home with wonderful, converted attic.
In showroom condition with many extras included in the sale.

Located on a mature road and not overlooked.

Bright and spacious living room with wooden floor and feature fireplace.

Three large bedrooms with master ensuite.

Fully tiled family bathroom with bath and shower over.

Built in wardrobes in all bedrooms.

Superb Kitchen/dining room with porcelain wooden floor and patio doors to the landscaped garden.

Utility room off kitchen with extra storage.

Fully landscaped garden with patio area.

Double Glazed windows and doors.

Gas Fired Central Heating.

Secure off-street parking.

Excellent Location close to all amenities.

Entrance Hall

Entrance hallway (5.82m x 1.90m)

Entrance hallway with guest toilet and tiled floor.

Guest toilet (1.94m x 1.56m)

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

Living Room

Living room (5.18m x 3.75m)

Large bright room with wooden floor and feature fireplace.

Dining Room

With tiled floor.

Kitchen

Kitchen/Dining area. (5.79m x 5.71m)

Modern fully fitted Kitchen with extra wall and floor mounted units. All built in appliances included in sale.

Dining area with wooden floor and patio doors to landscaped garden

Lounge

Utility Room

Utility Room (1.54m x 1.19m)

With tiled floor, extra storage, and white goods.

Outside Features

Fully landscaped back garden with shed and side entrance.

Off street parking.



Bedroom 1

Bedroom 1. (4.64m x 3.55m)
Large double bedroom with fitted wardrobes, and wooden flooring.

Ensuite

Ensuite (2.43m x 1.40m)
Fully tiled with shower cubicle, w.c, and w.h.b.

Bedroom 2

Bedroom 2. (5.m x 3.14m)
Large double bedroom with built in wardrobe and wooden floor.

Bedroom 3

Bedroom 3. (2.79m x 2.49m)
Single Bedroom with wooden floor.

Bedroom 4

Converted Attic. (4.90m x 4.69m)
Stunning converted attic with fitted wardrobes and wooden floor, suitable for home office and other uses.

Bathroom

Family Bathroom. (2.49m x 1.74m)
Fully Fitted Bathroom, fully tiled comprising of bath with shower over, W.C., and w.h.b.



