

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

35 Parkview Verdemont  
Blanchardstown  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning B rated two bed apartment with rear garden in Verdemont Dublin 15.

This excellent own door property enjoys an enviable position in this quality-built development next to the Blanchardstown Shopping center and just ten minutes' walk to Coolmine station. In immaculate condition throughout, it boasts a very spacious living/dining room with feature fireplace and patio doors to the private west facing garden, quality fitted kitchen with integrated appliances, two double bedrooms with built in wardrobes and master en-suite plus a fully tiled family bathroom with bath and shower over. This excellent location is much sought after due to its close proximity to Coolmine Train Station, The Blanchardstown Shopping Centre and the M50/N3 motorways. This is a terrific opportunity to acquire an own door two-bed apartment in an excellent location within walking distance of all major amenities. Viewing is highly recommended.

**A.M.V. €300,000**

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 B rated two bed own door apartment C.936 Sq. ft.  
In excellent condition throughout.  
Private back garden overlooking the communal garden.  
Superb living area with wooden floor and feature fireplace.  
Fully fitted kitchen with tiled floor all appliances included in the sale.  
Two Spacious Double Bedrooms with built in wardrobes.  
Master bedroom with en-suite bathroom, fully tiled.  
Fully fitted family bathroom with bath and shower over.  
Electric storage central heating.  
Double Glazing Throughout  
Within a short walking distance of Coolmine train station.  
Management fee EUR1826 p.a.

## Entrance Hall

Entrance Hall (3.08m x 1.79m)  
Entrance hallway with carpet floor.

## Living Room

Living room/Dining area (7.72m x 3.79m)  
Stunning room with wooden feature fireplace and wooden floor, UPVC double glazed doors leading to west facing private garden overlooking the communal gardens.

## Dining Room

With wooden floor.

## Kitchen

Kitchen. (4.10m x 1.90m)  
Modern fully fitted kitchen with tiled floor and all appliances included in sale.

## Outside Features

Private rear garden overlooking the communal gardens.



### Bedroom 1

Master Bedroom  
(4.27m x 3.79m)

Large double bedroom with carpet floor and fitted wardrobes. TV point and double sockets and uPVC window.

### Ensuite

En-suite (2.04m x 1.58m)

Fully tiled en-suite with shower cubicle, w.c and w.h.b.

### Bedroom 2

Bedroom 2.  
(4.62m x 2.93m)

Double bedroom with fitted wardrobes and carpet floor double sockets and uPVC window.

### Bathroom

Family Bathroom  
(1.83m x 1.79m)

Fully fitted bathroom with bath with and shower over, fully tiled, extractor fan, and w.c. w.h.b.



