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

For Sale By Private Treaty

33 Grove Court
Blanchardstown
Dublin 15

Duffy Auctioneers take great pleasure in bringing to the market this truly magnificent B rated two bed apartment in the highly regarded development of Grove Court, Blanchardstown, Dublin 15. This excellent property enjoys an enviable position of this quality-built development next to the Blanchardstown Shopping center and just twenty minutes' walk to Coolmine train station. In immaculate condition throughout, it boasts a very spacious living/ dining room with patio door to the west facing balcony that overlooks Millennium Park, quality fitted kitchen with integrated appliances, two double bedrooms with master en-suite and a fully fitted family bathroom with bath and shower over. This excellent location is much sought after due to its proximity to The Blanchardstown Shopping Centre and the M50/N3 motorways. This is a terrific opportunity to acquire a superb apartment in an excellent location within walking distance of all major amenities. Viewing is highly recommended.

A.M.V. €325,000

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 third floor, two bed, two bath apartment C.780 Sq. ft.
In excellent condition and being sold fully furnished.
Superb open plan living/dining area with wooden floor.
Two large double bedrooms with carpet floor and built in wardrobe.
Master bedroom en-suite.
Excellent West facing private balcony overlooking Millennium Park.
Fully tiled family bathroom with bath and shower over.
Electric storage central heating.
Extra storage area in the hallway.
Double Glazing Throughout
Intercom System.
Secure gated community with underground parking.
Just a short walk from Blanchardstown Shopping Centre.
Prime residential location overlooking a large green.
Management fee EUR2878 p.a. Incl Parking & Estate charges.

Entrance Hall

Entrance Hall (3.45m x 1.57m)
Entrance hallway with wooden floor and large storage cupboard.

Living Room

Living/dining room (6.96m x 3.56m)
Stunning bright light filled room with wooden floor, double glazed doors leading to the stunning west facing balcony.

Dining Room

With wooden floor

Kitchen

Kitchen. (2.41m x 2.13m)
Modern fully fitted kitchen with tiled floor and splash back, all appliances included in the sale.

Outside Features

West facing balcony with views over Millennium Park.

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Bedroom 1

Master Bedroom
(5.24m x 2.63m)
Large double bedroom with carpet floor and fitted wardrobes. TV point and double sockets.

Ensuite

En-Suite (1.98m x 1.26m)
Fully tiled with shower cubicle w.c and w.h.b.

Bedroom 2

Bedroom 2 (4.11m x 3.0m)
Double bedroom with fitted wardrobes and carpet floor.

Bathroom

Family Bathroom
(2.19m x 1.87m)
Fully fitted bathroom with bath and shower over, fully tiled, extractor fan, and w.c. w.h.b.

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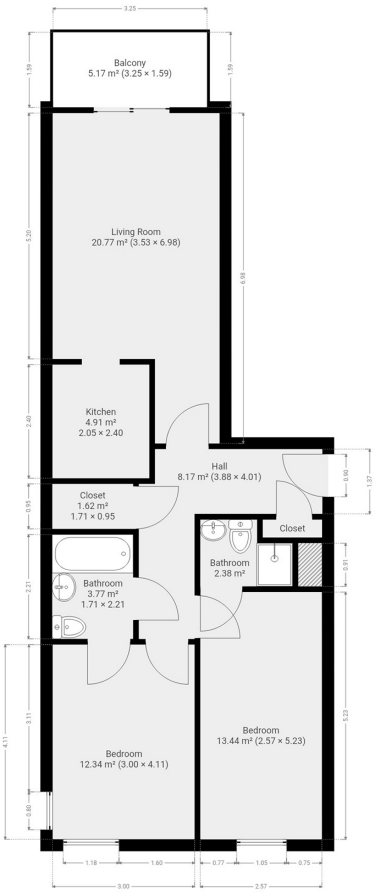
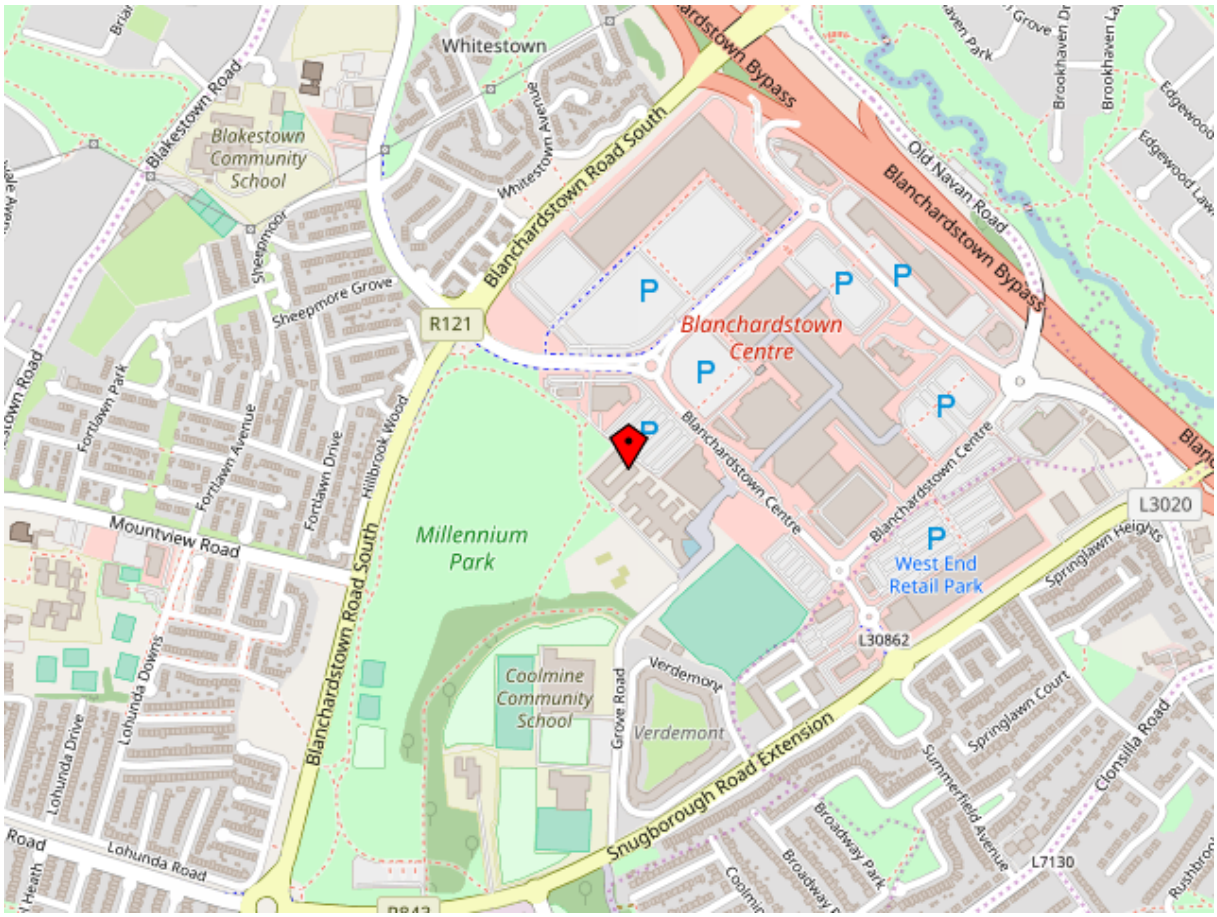


*While every attempt has been made to ensure the accuracy of these floor plans, room areas and dimensions are approximate and for illustrative purposes only.



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