

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

67 Cruise Park Ave
Tyrrelstown
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this stunning B rated architect designed own door two bed 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 wooden floor, superb open plan living room with wooden floor and patio doors to the east facing patio. Off to living room you have a stunning fully fitted kitchen/dining area with wooden floor. There are two large bedrooms with master en-suite and wooden floor plus a newly fitted fully tiled family bathroom with shower cubicle. 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. €280,000

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie

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Features

Superb B rated two bed family home.
In excellent condition with many extras included in the sale.
Two large bedrooms with and wooden floor.
Superb Living room with wooden floor and patio door to patio area.
Fully fitted kitchen with tiled floor and splashback.
Newly fitted fully tiled family bathroom with shower cubicle.
Gas central heating.
Double Glazed windows.
Large patio east facing.
Excellent Location close to shops schools and public transport.
Management Fee EUR652 p.a.

Entrance Hall

Entrance hallway (3.68m x 1.04m)
Entrance hallway with wooden floor.



Living Room

Living room (3.77m x 3.28m)
Stunning living room with wooden floor and patio door to patio area.



Dining Room

With wooden floor, open plan to living room.

Kitchen

Kitchen/Dining area (6.23m x 2.38m)
Fully fitted Kitchen/dining room with tiled floor, ample wall, and floor units.
Dining area with wooden floor.

Outside Features

Gated patio area to the rear.



Bedroom 1

Bedroom 1. (4.36m x 2.49m)

Large double bedroom with wooden floor and ensuite bathroom.

Ensuite

En-suite (2.52m x 0.92m)

With tiled floor. Currently used as walk in wardrobe. All connections for shower w.h.b. and toilet remain in walls and floor.

Bedroom 2

Bedroom 2. (3.40m x 1.92m)

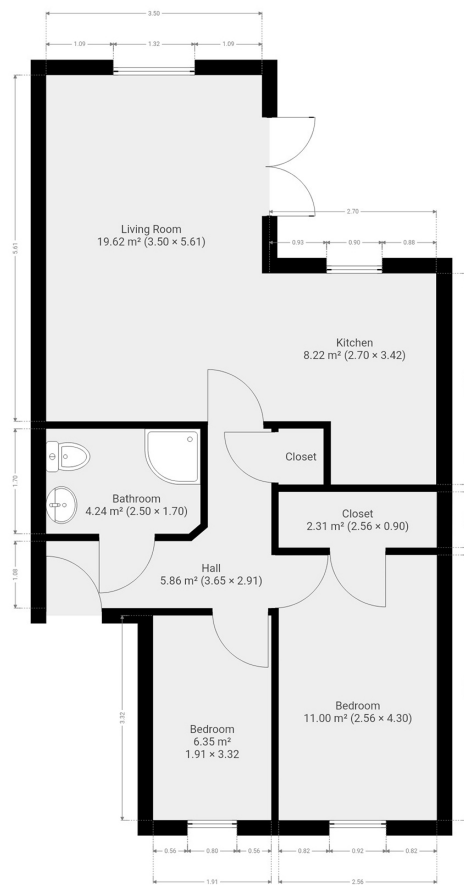
Single bedroom with free standing wardrobe/desk and wooden floor.

Bathroom

Family Bathroom. (2.64m x 1.73m)

Newly fitted family bathroom comprising of shower cubicle, W.C., and w.h.b.





*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.

