

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

55 Cruise Park Drive
Tyrrelstown
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this truly magnificent, B rated three bed detached family home superbly located on a mature road in this highly desirable location just off The Boulevard and a short stroll to Shops and schools. Recently refurbished and finished to a very high standard throughout this stunning property enjoys spacious accommodation benefitting from plenty of natural light and surrounded by landscaped gardens. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 95 Sq Mts. This superb location is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre and The M50/N3 Motorway. Accommodation briefly comprises of entrance hallway with semi solid walnut floor and storage room, superb living room with walnut floor and feature fireplace and double doors leading to the landscaped garden. Across the hallway you have a beautiful designer fitted kitchen/dining area with porcelain tiled floor and back door to the landscaped garden with shed. Off the hallway there is a guest toilet with extra understairs storage. The upstairs accommodation is exceptional boasting three large 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. €430,000

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Features

Stunning B rated three bed detached family home C 95 Sq Mts

In Showroom condition with many extras incl in sale.
Recently upgraded and finished to a very high standard throughout.

Large living room with a semi solid walnut floor and feature fireplace.

Fully fitted designer kitchen with porcelain tiled floor and splashback.

Fully fitted family bathroom with bath and shower over.

Upgraded ensuite bathroom with shower cubicle.

Semi Solid walnut floor in hallway

Newly fitted Gas central heating.

Stira attic stairs with part flooring and light.

Double glazed windows.

Security Alarm system.

Newly fitted seamless gutters and downpipes.

Extensive rear garden with shed and side entrance.

Private parking to the side for two cars.



Entrance Hall

Entrance Hallway

4.17m x 2.0m

With semi solid walnut floor with alarm control panel.

Guest toilet

1.57m x 1.46m

With tiled floor w.c. and w.h.b. plus additional under stairs storage area.



Living Room

Living Room

4.92.m x 3.78m

Bright stunning room with semi solid walnut floor and feature fireplace.

Double doors lead to the landscaped back garden.



Dining Room

With tiled floor

Kitchen

Kitchen/Dining area

5.12m x 3.72m

Fully fitted designer kitchen/dining room with extra wall and floor units, porcelain tiled floor and splash back.

Outside Features

Stunning landscaped garden with side entrance and shed.



Bedroom 1

Master Bedroom.

4.37m x 3.81m

Bright and spacious double bedroom with built in wardrobes and carpet floor.

Ensuite

En Suite

2.77m x 1.65m

Fully fitted ensuite, fully tiled with shower cubicle, wc, w.h.b.

Bedroom 2

Bedroom 2.

3.09m x 2.67m

Double bedroom with fitted wardrobes and carpet floor.

Bedroom 3

Bedroom 3.

3.81m x 2.11m

Double bedroom with carpet floor and fitted wardrobes.

Bathroom

Family Bathroom

2.02m x 1.71m

Fully fitted family bathroom, part tiled with bath with shower over, w.c and w.h.b.



