

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

4 Mount Eustace Walk
Tyrrelstown
Dublin 15



Duffy Auctioneers are delighted to present this superb three bed family home in Mount Eustace, Tyrrelstown, Dublin 15. This magnificent C rated property is superbly located on a mature road in this highly desirable location just off the Boulevard and a short stroll to Shops and schools. This superb property is finished to a very high standard throughout and enjoys spacious accommodation benefiting 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 93.26 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 wooden floor and under stairs storage, superb living room with wooden floor and feature fireplace, fully fitted kitchen/dining area with tiled floor and patio doors to the landscaped back garden with shed. Off the dining area there is a guest toilet with extra storage and white goods. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a fully fitted family bathroom with bath and electric 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. €375,000

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

Superb three bed semi-detached family home C 1000 sq ft.

In Showroom condition with many extras incl in sale.
Large living room with feature fireplace and wooden floor.
Fully fitted kitchen with tiled floor and patio doors to the landscaped garden.
Three large bedrooms all with fitted wardrobes and carpet floor.
Master bedroom with en-suite bathroom.
Wooden floor in all reception areas.
Gas fired central heating.
Double glazed windows.
Security Alarm system.
Extensive rear garden with side entrance.
Private parking to the side for two cars.

Entrance Hall

Entrance Hallway
4.05m x 2.03m

With wooden floor with alarm control panel and under stairs storage.

Living Room

Living Room
5.34m x 3.16m

Bright stunning room with wooden floor. Feature fireplace with gas fire insert and marble surround.

Dining Room

With wooden floor and patio door to garden

Kitchen

Kitchen/Dining area
5.64m x 3.23m

Modern fitted kitchen with ample wall and floor units, porcelain tiled floor and splash back. Patio door to landscaped back garden. Dining area with tiled floor.

Utility Room

2.19m x 1.34m

Guest toilet with extra storage for white goods and tiled floor, w.c and w.h.b.

Outside Features

Large rear garden with side entrance and shed.
Private parking for two cars to the side of the building.



Ensuite

En Suite

2.58m x 1.06m

Tiled floor with part tiled walls, wc, w.h.b. and shower cubicle.

Bathroom

Family Bathroom

2.43m x 1.95m

Tiled floor with part tiled walls, bath with shower over, w.c and w.h.b.



