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

For Sale By Private Treaty

58 Grove Court
Blanchardstown
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this truly magnificent B rated two bedroomed top floor apartment in the highly regarded development of Grove Court, Blanchardstown, Dublin 15. This excellent property enjoys an enviable position on the top floor of this quality-built development next to the Blanchardstown Shopping center and just twenty minutes' walk to Coolmine station. In immaculate condition throughout, it boasts a very spacious living/ dining room with wooden floor and patio door to the South facing balcony and quality fitted kitchen with tiled floor and integrated appliances. Off the hallway there is access to both bedrooms with wooden floors and fitted wardrobes 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. €295,000

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 top floor two bed apartment.
In excellent condition and being sold part furnished.
Superb open plan living/dining area with wooden floor.
Large Double Bedroom with wooden floor and built in wardrobe.
Single bedroom with fitted wardrobes and wooden floor.
Excellent private south facing 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 to Blanchardstown Shopping Centre.
Management Fee EUR2451 p.a.



Entrance Hall

Entrance Hall (3.53m x 2.41m)
Entrance hallway with wooden floor and large storage cupboard.



Living Room

Living/dining room (6.44m x 3.15m)
Stunning bright room with wooden floor, double glazed doors leading to south facing balcony.

Dining Room

With wooden floor, open plan to living room.



Kitchen

Kitchen. /Dining area (2.40m x 2.12m)
Modern fully fitted kitchen with tiled floor, all appliances included in the sale.

Outside Features

Stunning south facing balcony overlooking millennium park.



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.

Bedroom 1

Master Bedroom
(3.70m x 2.94m)
Large double bedroom with wooden floor and fitted wardrobes. TV point and double sockets.

Bedroom 2

Bedroom 2.
(3.22m x 2.50m)
Single bedroom with wooden floor and fitted wardrobes.
TV point and double sockets.

Bathroom

Family Bathroom
(2.19m x 1.89m)
Fully fitted bathroom with bath and shower over, fully tiled, extractor fan, and w.c. w.h.b.



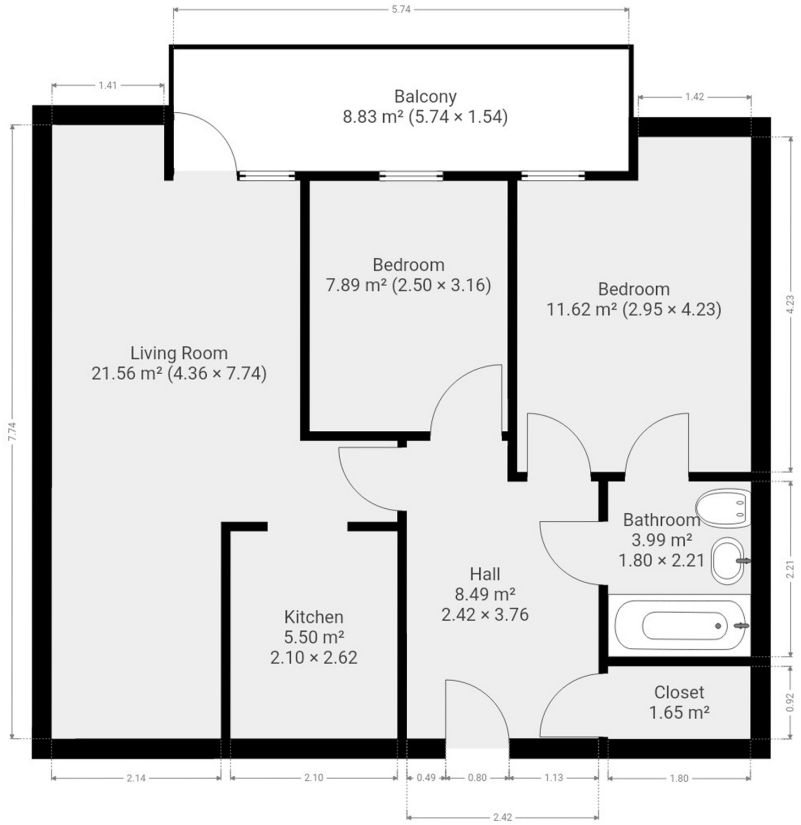






Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie

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.





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.