

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

25 Saddlers Grove
Mulhuddart
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this truly magnificent, three bed semi-detached family home superbly located on a mature cul de sac in this highly desirable location just off the old navan road and a short stroll to shops and schools. Presented in walk in condition and finished to a high standard throughout this stunning property enjoys spacious accommodation benefitting from plenty of natural light and surrounded by landscaped gardens.

Number 25 is superbly located on this mature cul de sac next to a large green adjacent to a host of local schools, shops and the vital N3 & M50 road network. This superb location is second to none and is within walking distance of all local amenities and services including the Blanchardstown Shopping Centre and mulhuddart village.

Accommodation briefly comprises entrance hallway with wooden floor, superb living room with feature fireplace and wooden floor, kitchen/dining room with lino floor and utility area with patio doors to the rear garden with shed. 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.

Outside: Front garden with driveway and off-street parking. The superb rear garden is private and secure with side entrance. Excellent family home and well worth the view.

A.M.V. €385,000

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

Bright and spacious three-bed semi-detached property.
Excellent location on mature cul de sac next to a large green.

Wonderful living room with wooden floor and feature fireplace.

Three large bedrooms all with built in wardrobes and carpet floor

Fully fitted kitchen/dining room with lino floor and patio door to garden

Utility room with extra storage and white goods.

Gas fired central heating.

Double-glazed windows.

Excellent off-street parking.

Prime residential location on mature cul de sac next to a large green.

Entrance Hall

Entrance Hallway

5.73m x 1.89m

With wooden floor.

Living Room

Living Room

4.97m x 3.80m

Large living room with wooden floor and feature fireplace.

Dining Room

With lino floor and patio door to garden.

Kitchen

Kitchen/Dining Room

5.21m x 3.11m

Fully fitted kitchen with ample wall and floor units, all appliances included in sale.

Dining area with lino floor.

Utility Room

Utility room 1.79m x 0.93m

Utility room with extra storage and white goods.

Outside Features

Large rear garden with shed.



Bedroom 1

Bedroom 1.

5.20m x 2.97m

Double bedroom with built in wardrobes and carpet floor.

Ensuite

En-suite 2.04m x 1.31m

With tiled floor and shower cubicle.

Bedroom 2

Bedroom 2

3.64m x 2.98m

Double bedroom with built in wardrobes and carpet floor.

Bedroom 3

Bedroom 3

3.61m x 2.20m

Single bedroom with fitted wardrobes and carpet floor.

Bathroom

Family Bathroom

2.24m x 1.82m

Comprising of bath with shower over, w.c, and w.h.b.

Part tiled walls and floor.



