

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

27 Edgewood Lawns
Blanchardstown
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 27 Edgewood Lawns, Blanchardstown a stunning extended Two-bedroom semi-detached family home. This excellent property is strategically located on a mature cull de sac within walking distance of Blanchardstown Shopping Center and Blanchardstown Village. This superb residence enjoys a most central location in this mature and settled cul-de-sac just off Snugborough Road and only a few minutes stroll from schools, shops and many local amenities.

Well-proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. On entering the property, one is immediately struck by the superb extended living room with feature fireplace and wooden floor. The bright and spacious accommodation of c 700 Sq. ft has been recently upgraded and boasts an array of special features to include a extended living room with feature fireplace, fully fitted extended kitchen with tiled floor and a fully fitted family bathroom with feature lighting in all rooms. There are two large double bedrooms with wooden floor. Outside the property is further enhanced by a superb private and secure rear garden. There is driveway with off-street parking. This superb location is much sought after due to its close proximity to Blanchardstown Shopping centre and the M50/N3 motorway. Viewing is highly recommended.

A.M.V. €275,000

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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 extended two bed family home.
In excellent Condition throughout.
Large extended living room with feature fireplace and wooden floor.
Extended kitchen/dining room with tiled floor.
Two double Bedrooms with wooden floor.
Fully fitted family bathroom, full tiled floor.
Stunning landscaped Rear Garden with shed.
Oil central heating.
Superb location on mature cul-de-sac next to Blanchardstown Village.

Entrance Hall

Entrance Hallway (5.14m x 3.09m)
With Porch and tiled floor.



Living Room

Living Room: Living Room (4.53m x 4.50m)
Stunning Extended living room with feature fireplace and wooden floor.
Patio door to patio area and garden.



Dining Room

With tiled floor

Kitchen

Kitchen: Kitchen/ dining room (5.14m x 3.09m)
Superb kitchen with ample units. Tiled floor and tiled splashback.
Dining area with tiled floor.

Outside Features

Large back garden with patio and shed.



Bedroom 1

Bedroom 1: Master Bedroom. (3.52m x 3.01m)
Large double bedroom with wooden floor and fitted wardrobes.

Bedroom 2

Bedroom 2: Bedroom. (3.02m x 2.58m)
Large double bedroom with wooden floor.

Bathroom

Bathroom: Family Bathroom. (1.90m x 1.83m)
Fully fitted bathroom with bath and shower over, w.c and w.h.b.



