

Residential

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PROPERTY



23 Blasket Square, Waterville, Blanchardstown, Dublin 15

- Coonan Property are delighted to present this spacious and beautifully maintained two-bedroom own door duplex apartment, ideally located within the highly sought-after Waterville development just off the M3 motorway.
- Presented in excellent decorative order throughout, this property offers a stylish, move-in-ready home for first-time buyers, downsizers, or investors alike.
- Extending to a generous 86 sq.m (926 sq.ft), accommodation comprises an entrance hallway, large bright living room, separate kitchen/dining area, two double bedrooms, main bathroom and a private patio.
- The property enjoys well-proportioned living spaces, with a bright and airy lounge and two generous double bedrooms.
- A large private patio opens directly onto beautifully maintained communal gardens.
- Waterville is a well-managed and landscaped development with ample resident and visitor parking.

**2 bedroom own door
duplex apartment
extending to approx.
86 sq.m (926 sq.ft)**

Guide Price:

€315,000

Private Treaty

Accommodation

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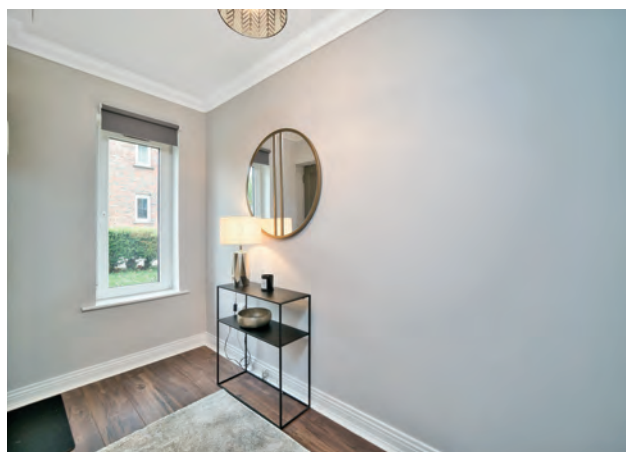
Entrance
Hallway

3.65m x 1.53m

Laminate flooring, coving, alarm panel, light fitting and roller blind.

Kitchen/Dining **3.03m x 3.97m**

Tiled flooring, shaker style wall and floor units, tiled splashback, oven, electric hob, dishwasher, fridge freezer, washing machine, light fitting and door leading into living room.



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Living Room **5.96m x 4.08m**

Laminate flooring, feature stone fireplace with granite hearth and gas fire insert, light shade, TV point, coving, blinds and double French doors leading onto terrace area.

Landing **1.93m x 2.91m**

Carpet, hot-press and light fitting.



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**Master
Bedroom**

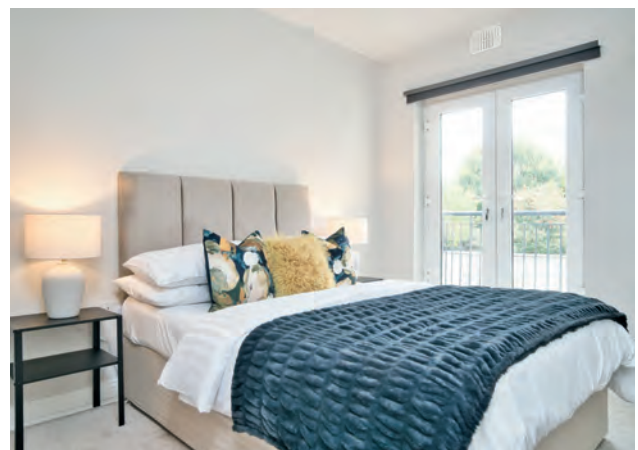
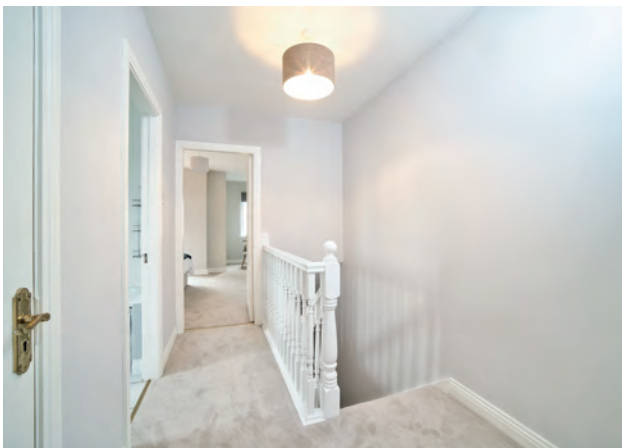
**(3.62m x 4.07m) +
(1.48m x 1.35m)**

New carpet, fitted wardrobes, roller blinds, light shade and double French doors leading onto balcony.

Bedroom 2

3.42m x 4.08m

New carpet, fitted wardrobes and light shade.



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Bathroom

2.08m x 2.07m

Tiled flooring, bath, w.c., w.h.b., monsoon shower head, light fitting and window.

Terrace area

2.38m x 4.28m

Wall separates neighbouring terrace and direct access to communal garden area.



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Additional Information:

Gross internal floor area approx. 86sq.m
(926 sq. ft)

Own door access

Easy access to secure storage for bikes –
approx. 20m

Easy access to bin storage – approx. 20m

Management fees €1,388.69

Previous rent €1,428 p/month

Parking near the front door

Services:

Mains water

Gas fire central heating

Items Included in sale:

Oven, electric hob, dishwasher, fridge
freezer, washing machine, light fittings.

Location:

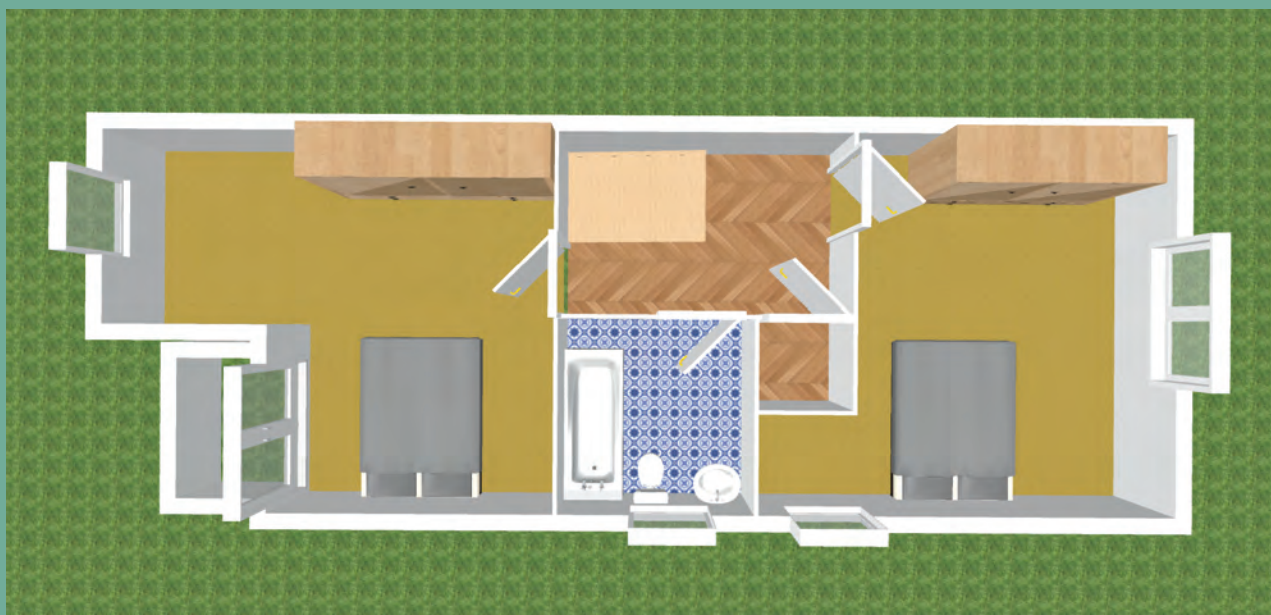
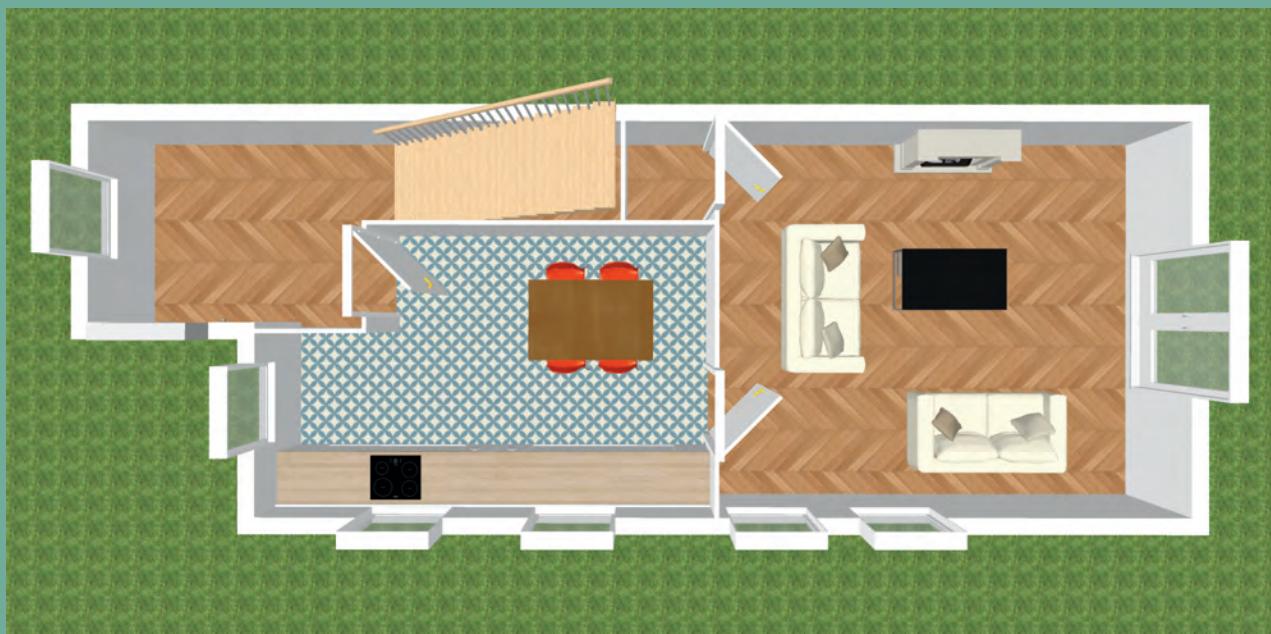
Ideally positioned within walking distance of Connolly Hospital, the National Aquatic Centre, and Blanchardstown Shopping Centre, and offering quick access to the M3 and M50 motorways.

A superb opportunity to acquire a modern, spacious home in one of Blanchardstown's most desirable and convenient locations.



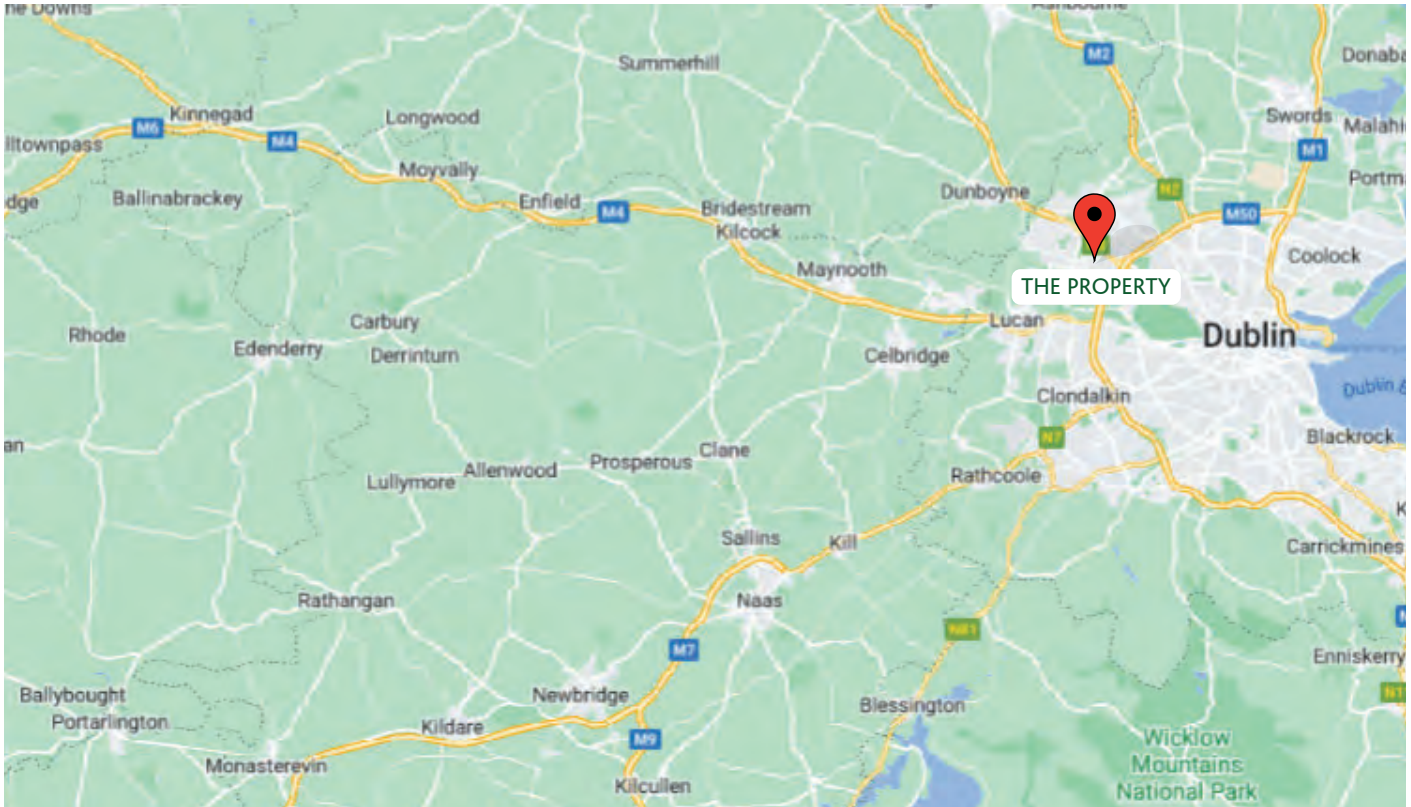
Floor Plans

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Directions

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Directions

D15 Y710

BER

TBC

Viewing

By prior appointment at any reasonable hour.

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