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7 Sheepmoor Green, Blanchardstown, Dublin 15

Starting Bid: €320,000.00

For sale by Team Myles O'Donoghue via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

-7 Sheepmoor Green, D15 HNK1-

We are delighted to bring 7 Sheepmoor Green to the market.

This is a bright and spacious extended 3/4 bedroom semi-detached house. The property offers an excellent balance of reception rooms and bedroom accommodation. There is a single storey extension to the rear and the garage to the side had been converted offering a valuable fourth bedroom or additional reception room. The property enjoys the benefit of off street parking to the front and a garden to the rear.

The accommodation briefly comprises, ground floor:
entrance hall, living room, kitchen / breakfast room, large dining area off kitchen, converted garage providing a playroom/
bedroom 4.

There is a showeroom off the hall which can also be accessed from the playroom/ bedroom 4.

On the first floor there are 3 bedrooms and a bathroom.

There is a garden to the rear laid out mainly in patio with decorative pebble stones with a timber shed.

Sheepmoor Green is conveniently located with a host of local amenities on its doorstep including Churches, Hospitals, Doctor Surgeries, creches, primary and secondary schools and Blanchardstown Institute of Technology. Recreational facilities are well represented in the area with Millenium Park, The Phoenix Park, The National Aquatic Centre and Coolmine Sports & Leisure Centre. The Blanchardstown Centre with its array of shops, Cinemas, The Draoicht Theatre and Blanchardstown Library all within easy access.

Sheepmoor is on a well serviced bus route with Number 39 and 39A route to city centre. The 39A is has a night service and ideal for 24hour commuting requirements. The M50 provides a network to North & South Dublin with the airport a 20/25min distance.

Features:

Vacant for 2 years – (Vacant Property Refurbishment Grant) The property may qualifyfor the Vacant Property Refurbishment Grant, subject to the purchaser meeting the eligibility criteria and approval by the relevant local authority.

Extended to provide spacious accommodation

Gas Fired Central Heating

PVC Double Glazed Windows

Convenient location with a host of amenities on its doorstep

Excellent public transport links

Timber garden shed

Accommodation;
Entrance Hall: 6.22m x 1.72m.

Shower Room: with shower, WHB and WC.

Living Room: 4.64m x 3.26m with timber flooring and picture window overlooking front driveway.

Kitchen / Breakfast Room: 5.08m x 2.75m spacious Kitchen with a range of fitted units incorporating worktop areas, part with tiled surround and tiled floor. Archway to rear Dining / Family Room extension.

Family Room / Dining Room: 6.20m x 3.06m flooded with natural light from the with twin velux windows, twin windows and glazed double doors to rear garden.

Staircase to first floor landing

Bedroom 1: 4.25m x 2.84m.

Bedroom 2: 3.63m x 3.07m.

Bedroom 3: 2.95m x 2.27m.

Bathroom: 2.06m x 1.75m.

Total Floor Area 123 m2
BER D1

To view or make a bid contact Team Myles O’Donoghue or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

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