

FOR SALE BY PRIVATE TREATY

**4 THE RISE  
MAIN STREET  
BLANCHARDSTOWN  
DUBLIN 15  
D15 W223**



## PRICE REGION €350,000

Floor Area c. 90 sq.m / 968 sq.ft

Flynn & Associates are delighted to introduce this wonderful investment opportunity to the market. Currently laid out as office space with a bright spacious reception area upon entering and fitted kitchen to the rear. Boasting secure gated off street parking and air-conditioning, 4 The Rise is ideally located on Main Street in Blanchardstown village with all its wonderful amenities and is within walking distance of the Blanchardstown Shopping Centre. With easy access to the M50 motorway and both train and bus routes, the City Centre is just a short commute away.



### **ACCOMMODATION:**

**Entrance Hallway:** 4.8m (15'9") x 3.1m (10'2") Tiled floor, recessed lighting, phone points.

**Kitchen:** 3.1m (10'2") x 1.7m (5'7") Range of fitted press units, plumbed for dishwasher, recessed lighting, tiled floor, access to rear garden.

**Office 1:** 4.2m (13'9") x 3.8m (12'6") Carpet flooring, access to attic.

**Office 2:** 6.2m (20'4") x 3.01m (9'11") Carpet flooring, access to attic.

**Office 3:** 2.4m (7'10") x 2.6m (8'6") Carpet flooring.

**Office 4:** 2.01m (6'7") x 3.8m (12'6") Carpet flooring.

**Store Room:** Shelving, carpet flooring.

**Bathroom Facilities:** 2.6m (8'6") x 3.1m (10'2") Two wc, & two whbs, hand dryer, shelving, tiled floor.



**NEGOTIATORS:** ANDREW RAFTER ASSOC. S.C.S.I 086 8199398 [arafter@flynnassociates.ie](mailto:arafter@flynnassociates.ie)  
CORMAC MCCARTHY 086 6488524 [cmccarthy@flynnassociates.ie](mailto:cmccarthy@flynnassociates.ie)  
Flynn & Associates 8211311