

BROE
auctioneers

FOR SALE

30 WELLVIEW GROVE,
MULHUDDART, DUBLIN 15.

€135,000



THREE BED MID TERRACE

BROE auctioneers present No. 30 which is a well presented family home ideally situated in a cul de sac close to all amenities. Wellview Estate is located close to Mulhuddart Village and approximately 3km from Blanchardstown Shopping Centre.

BER RATING

>225

D1

Tower House, Monastery Road,
Clondalkin Village, Dublin 22
www.broe.ie

01 459 4433

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DETAILS

BROE auctioneers present No. 30 which is a well presented family home ideally situated in a cul de sac close to all amenities. Wellview Estate is located close to Mulhuddart Village and approximately 3km from Blanchardstown Shopping Centre. Internally the house comprises entrance hall, lounge, kitchen cum dining room, upstairs three bedrooms and family bathroom. There is off street parking to the front and a block built shed to the rear. The property benefits from gas heating and is alarmed. It would be an ideal purchase for a first time buyer or investor alike.

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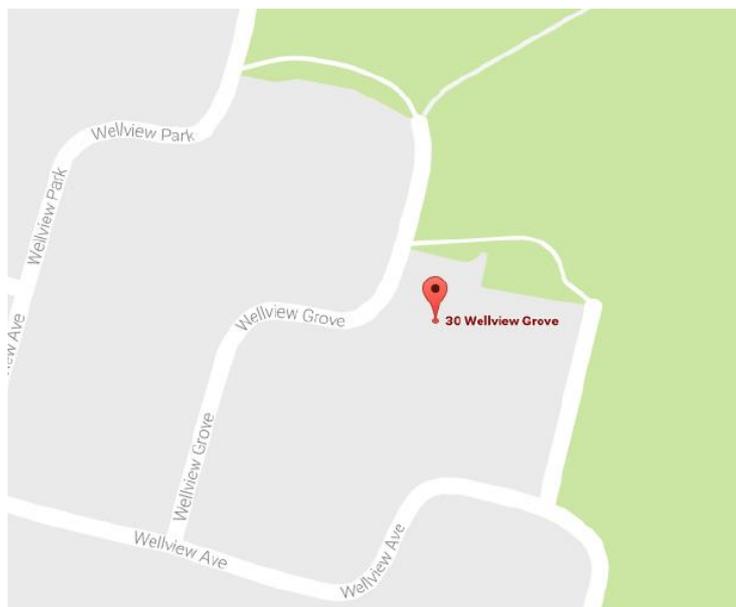


EXTRA FEATURES

- Cul de sac.
- Alarmed.
- C. 87 sq. M (c. 936.50 sq. Ft.)
- Gas heating.
- Close to all amenities.



LOCATION



CONTACT DETAILS

Negotiator: Lisa O' Donoghue SCSII/ RICS

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Entrance Hall	4.53m x 1.79m	With laminate flooring.
Lounge	3.29m x 3.31m	With laminate flooring and open fire.
Kitchen/ Dining Room	5.18m x 2.90m	With fitted presses, access to rear.
Bedroom (1)	3.62m x 3.19m	
Bedroom (2)	4.30m x 3.19m	
Bedroom (3)	4.30m x 3.19m	
Bathroom	2.03m x 1.72m	With WC, whb and electric shower over bath, fully tiled.



Note: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied upon as a statement of representation of fact. 2. The Vendor does not make or give, nor is Noel Broe & Sons Ltd T/A Broe Auctioneers or its staff authorized to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for an expense incurred in inspecting this property should it not be suitable, already let, sold or withdrawn from sale. Directors: J. Broe, C. Leap. Registered in Ireland No. 53273



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