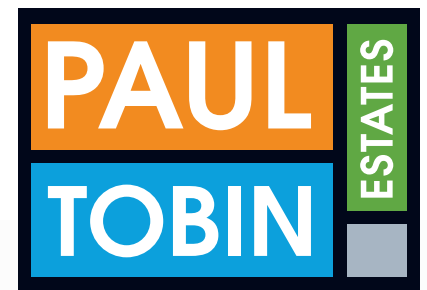


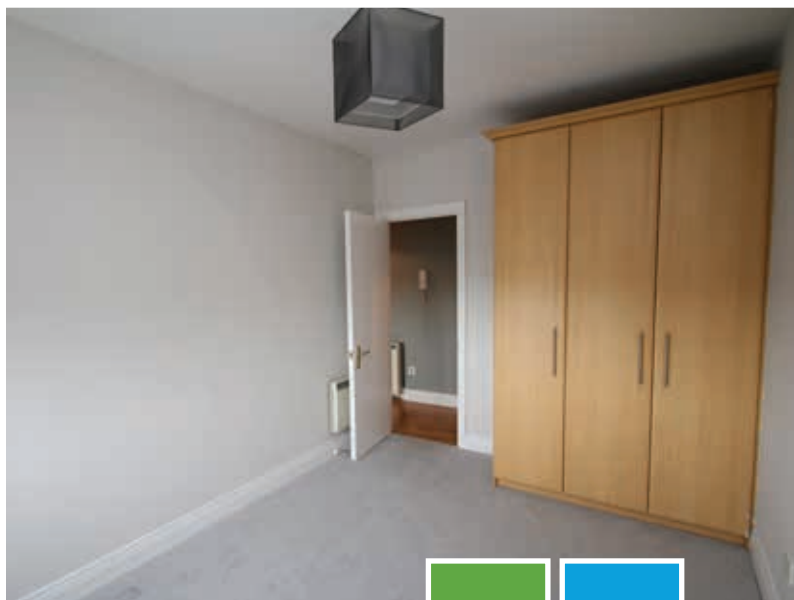
**FOR SALE BY PRIVATE TREATY**

**Gross Internal Area:** c. 65.32 m<sup>2</sup>

**BER:** D1 **No.:** 110216520 **EPI:** 252.66 kWh/m<sup>2</sup>/yr



**58 Westend Village,  
Blanchardstown, Dublin 15**



**This two bed apartment comes to the market on the top (fourth) floor of the popular complex of Westend Village, which is located just across the road from Westend Retail Park and the Blanchardstown Shopping Centre. The complex, which was built by well-known builders; Cosgrave Developments boasts well maintained grounds. Electronically controlled gates add to the security and there is ample communal parking.**

The property itself has just been completely refurbished for the market by refurbishment experts Paul Tobin Estates allowing an investor to achieve current market letting values. The refurbishment includes a new kitchen, sink, worktops and appliances, new bathroom suite, new flooring throughout and new light fittings. The property has also been painted throughout using contemporary colours.

There is a spacious sitting room with fireplace & gas fire (not connected), open plan dining area with skylight and double patio doors leading to a private balcony overlooking the communal grounds. The newly fitted kitchen is just off the dining area and boasts a skylight. The two bedrooms both benefit from fitted wardrobes. The new bathroom suite has a bath, overhead electric shower, WC, basin and a skylight. There is also a storage cupboard.

The convenient location of this property is very appealing and would make a good investment property in the current lettings market. The amenities of Westend Retail Park and Blanchardstown Shopping Centre are on the doorstep. The area is serviced by a vast number of Dublin Bus routes and Coolmine Train Station is within a short walk. James Connolly Hospital is also close by. The M50 & M3 motorways are both easily accessible via the N3, which is close to the property and also provides access to the City Centre. Dublin Airport is also only a short c. 20 minute drive away. There are a number of primary and secondary schools in the vicinity, as well as local sports clubs and leisure facilities.

For further details or to arrange a viewing contact the Selling Agent; Paul Tobin Estates on 01 902 0092.

## FEATURES

- Completely refurbished for the market
- New kitchen
- New bathroom suite
- New floors throughout
- New light fittings
- Two bedrooms with fitted wardrobes
- Living & dining area
- Private balcony
- Fireplace
- Secure gated development
- Well maintained grounds
- Ample communal parking
- Storage cupboard
- Convenient location
- Opposite Westend Retail Park

## ACCOMMODATION

**Hallway** (4.80 x 1.04)

**Storage cupboard** (1.44 x 0.59)

**Kitchen** (2.88 x 1.85)

**Dining area** (3.00 x 3.50)

**Sitting room** (4.10 x 3.78)

**Bedroom 1** (2.50 x 3.32)

**Bedroom 2** (2.60 x 4.03)

**Bathroom** (1.85 x 1.96)



**Boutique Estate Agent in  
Blanchardstown Village**

PSRA Licence No: 003786

**Paul Tobin Estates**

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**W: [www.paultobin.ie](http://www.paultobin.ie)**

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