



For Sale By Private Treaty

176 Claddagh Road
Ballyfermot, Dublin 10
D10 EW81



Scan to view Property

2 Bedroom | 2 Bathroom | Terraced | 70 sq.m

Guide Price: €270,000

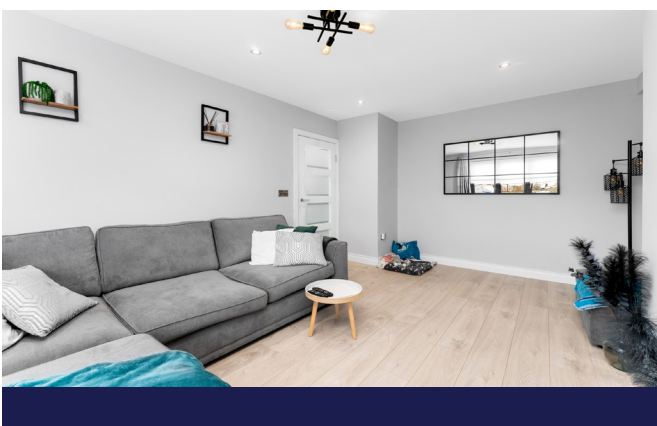


Description

Ray Cooke Auctioneers are delighted to offer to the market this immaculately presented and much improved two bedroom property to the market in Claddagh Road, Ballyfermot, Dublin 10. The location is next to none with a host of amenities close by such as schools, churches, shops and sports grounds. It is situated just a 15 minute drive from Dublin City Centre and has great public transport links within walking distance. Bright and airy living accommodation of c. 70 Sqm can be found in this property which in brief consists of; entrance hall, lounge, kitchen and WC to the ground floor. Upstairs you will find two double bedrooms and the family bathroom. Externally to the rear you will find a larger than average, fully enclosed garden with brick built storage shed whilst the front benefits from a gated driveway for off road parking. Number 176 comes to the market in pristine condition throughout having been meticulously upgraded and maintained by its current owners to include a full cosmetic renovation, new windows, kitchen and central heating to name a few. Interest is to be expected by first time buyer and investors due to strong yields in the area! Call Ray Cooke Auctioneers for further information or to arrange a viewing.

Features

- -Turn key condition
- -Close to amenities
- -Driveway to front
- -BER D1 (not accounting for new window and central heating system)
- -Popular location
- -Fantastic opportunity
- -Large rear garden
- -Call today to arrange a viewing!
- -Improved and upgraded in recent years



Accommodation

Entrance Hall

4m x 1.5m

Unders stairs storage, door to kitchen and lounge.

Lounge

4.6m x 3.3m

Window to the front of the property, feature media wall.

Kitchen

4.2m x 2.1m

Window to rear, built in oven space for fridge freezer.

WC

1.8m x 0.8m

Window to rear hand wash basin wc.

Bedroom 1

5.1m x 3m

Two windows to the front of the property.

Bedroom 2

3.8m x 2.6m

Window to the rear of the property.

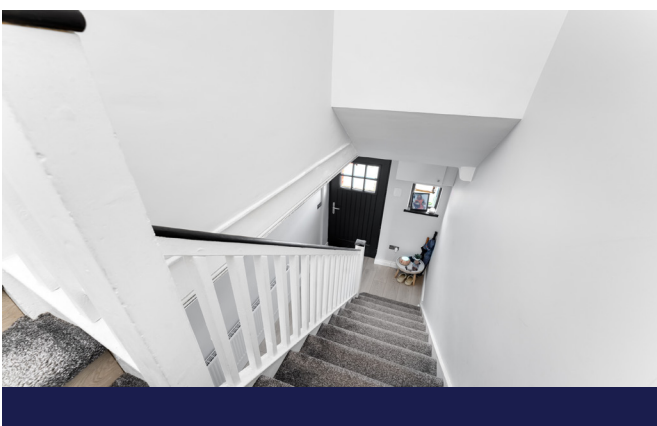
Bathroom

2.7m x 2.4m

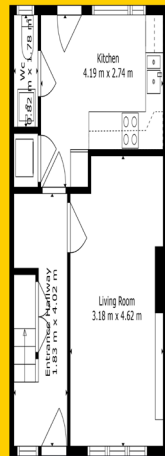
window to rear, wash hand basin, wc and shower.

West Facing Rear Garden

Large brick built shed.



Floor Plans



Ray
Cooke

TOTAL FLOOR
FLOOR 1: 34.42 FLOOR 2: 30.42

Negotiator

Nick Lindsey
01 403 0720 or 086 063 4889

Email: nick.lindsey@raycooke.ie



Viewing

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

**Ray
Cooke.**
Financial Services

For further information or advice,
Please call: 01 40 30 720 or 087 99 44 036

Mortgages

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

**Ray
Cooke.**

Residential & Commercial Property Advice

Sales | Lettings | Property Management | Valuations | Mortgages



These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.