



For Sale By Private Treaty

299 Ballyfermot Road
Ballyfermot
Dublin 10
D10 F882

2 Bedroom | 2 Bathroom | Semi Detached | 76 sq.m

Guide Price: €265,000



Scan to view Property

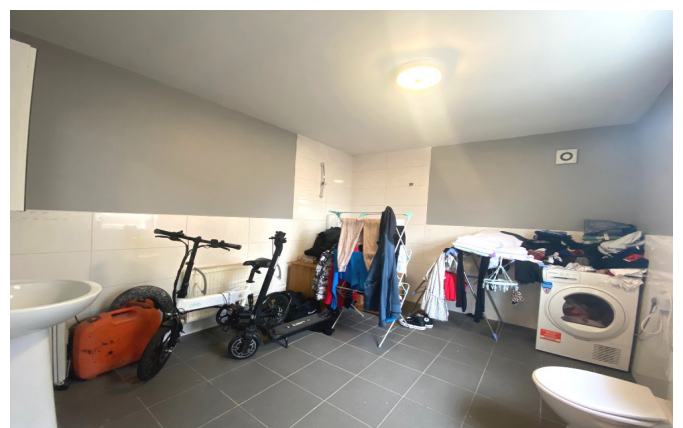


Description

RAY COOKE AUCTIONEERS are delighted to present this excellently located two bedroom large semi detached property to the market on Ballyfermot Road. The location is next to none with a host of amenities close by such as schools, churches, shops and sports grounds to name but a few. It is situated just a 15 minute drive from Dublin City Centre & has great public transport links within walking distance Liffey Valley shopping centre & a host of bus routes. You will be spoilt for choice with the amenities on offer locally, will find a choice of schools, shopping centres, cafes and leisure facilities. Also there are an abundance of bus routes and public transport options available. Internal living accommodation comprises of c. 76 sqm , entrance hallway, living room, kitchen & dining area, extended to the rear currently in use as a shower room / utility room. Upstairs you will find the main bathroom and two large double bedrooms. The possibilities of this property are endless with the added benefit of the extension and extra-large side entrance and ample parking.

Features

- BER F
- C.76 sqm
- Gas fired central heating
- 2 bed rooms / 2 bathrooms
- Extended to rear
- Prime family home or investment opportunity
- Extra large side access and drive way
- Huge potential
- Prime location in the heart of Ballyfermot Village
- Call Ray Cooke Auctioneers today to register you interest!



Accommodation

Entrance Hall
5'5" x 9'1" (1.7m x 2.7m)
Carpet flooring.

Living Room
9'8" x 8'8" (3.0m x 2.7m)
Carpet flooring with new windows.

Kitchen
15'7" x 10'8" (4.8m x 3.3m)
Lino flooring with featured gas fire.

Utility/Back Room
12'4" x 10'4" (3.8m x 3.2m)
Tiled flooring, shower area, WC, wash hand basin
with access to the rear garden.

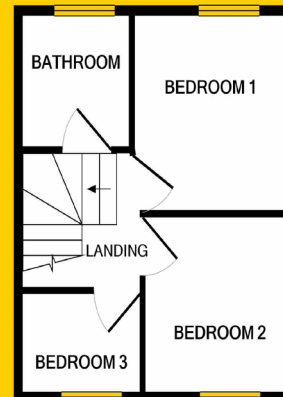
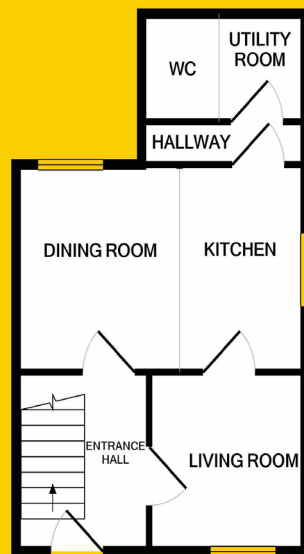
Bedroom 1
10'8" x 9'1" (3.3m x 2.8m)
Double bedroom to the rear of the property with
carpet flooring.

Bedroom 2
11'4" x 11'8" (3.5m x 3.6m)
Single bedroom to the front of the property with
lamine flooring

Bathroom
6'2" x 4'5" (1.9m x 1.4m)
Fitted with shower, wash hand basin and WC.



Floor Plans



Negotiator

Alanna Tyrrell
01 403 0720 or 086 060 6879

Email: Alanna.tyrrell@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.