



**For Sale** *By Private Treaty*

**36 Cranogue Close  
Poppintree, Ballymun  
Dublin 11  
D11TH56**



Scan to view Property

**3 Bedroom | 1 Bathroom | Semi-Detached | 97 sq.m**

**Guide Price: €249,000**





## Description

RAY COOKE AUCTIONEERS proudly introduce this superb three-bedroom semi-detached family home ideally positioned on this sought after and mature road in Poppintree, Ballymun situated in Dublin 11.

No. 36 is ideally located adjacent to the Ballymun Road and the M50 interchange and close to a host of amenities, including ALDI & LIDL, Omni Shopping Centre, excellent local primary and secondary schools, parks and recreational facilities. DCU is also within close proximity and there is an excellent bus service offering a QBC to The City Centre within minutes' walk. The M50 & Dublin Airport are also easily accessed.

Internal living accommodation of C. 85 sqm briefly comprises of storm porch, entrance hallway, living room to front, fully fitted kitchen/dining room to rear of property all located downstairs. Upstairs hosts 3 bedrooms (2 double/1 single) and a fully tiled family bathroom.

No. 36 comes to the market in need of modernisation but has massive potential for the properties new owner to have the opportunity to put their own stamp on the property. The property benefits from a south facing orientation, gas fired central heating, front driveway, double glazed windows, large garage to the side with massive potential and a large rear garden.

This wonderful home is sure to attract strong interest, call Ray Cooke Auctioneers for further information or to arrange viewing!

## Features

- C. 85 Sq.M
- BER D2
- Semi-detached house
- South facing orientation
- Gas fired central heating
- New gas boiler
- Front driveway
- Double glazed windows throughout
- Large sunny rear garden
- Mature & sought-after location
- Excellent primary & secondary schools in the area
- 7 Minutes to Dublin City University (DCU)
- Bus routes to City Centre close by
- Off M1 & M50 and minutes' drive from Dublin Airport



## Accommodation

### Entrance Hall

4.7m x 1.8m

Laminate flooring with access to living room and kitchen. Carpet to stairs.

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### Living Room

4.5m x 3.4m

Lounge to the front of the property, feature fire place with laminate flooring.

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### Kitchen

2.7m x 5.1m

Fully fitted kitchen with lino to floor, fire place and access to rear garden.

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### Bedroom 1

3.6m x 3.2m

Double room to the rear of the property with carpet to floor.

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### Bedroom 2

4.3m x 2.8m

Double room to the front for the property with carpet to floor.

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### Bedroom 3

3.2m x 2.3m

Single room to the front for the property with carpet to floor.

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### Bathroom

2.0m x 2.0m

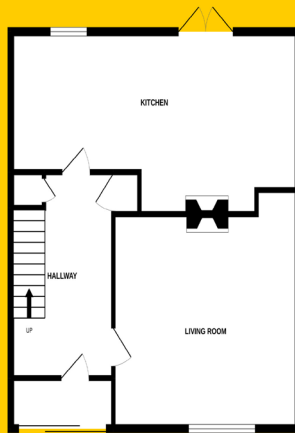
Fully fitted with w.c, whb, shower and fully tiled.





## Floor Plans

GROUND FLOOR



1ST FLOOR



## Negotiator

**John Sullivan**

01 699 5050 or 086 046 9458

Email: [john.sullivan@raycooke.ie](mailto:john.sullivan@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.

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Cooke.**  
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