



**For Sale** *By Private Treaty*

**39 Leix Road,  
Cabra,  
Dublin 7,  
D07 P992**

**3 Bedroom | 2 Bathroom | End Of Terrace | 85 sq.m**

**Guide Price: €365,000**



Scan to view Property





## Description

Ray Cooke Auctioneers are delighted to present this fantastic, three bedroom end of terrace property with rear extension to the market in the ever popular & sought-after location of Leix Road in Cabra, Dublin 7.

The location close to Christ the King Church and National school ensures the property is very private. Leix Road is one of Dublin 7's most popular roads and enjoy the benefits of being within close proximity to City Centre and the Phoenix Park. The area is also extremely well serviced by public transport with an excellent bus service and the Cabra LUAS stop within 3 min walking, and it is ideally located for easy access to the M50, the N3 and Dublin Airport. TUD city campus at Grangegorman is situated nearby.

Interior living accommodation of c. 85 sq.m comprises of storm porch, entrance hallway, lounge, dining room, fully fitted kitchen, main family bathroom, two double bedrooms (one with EnSuite) and one single bedroom. This fine family home also has the benefit of ample parking to the front and a large sunny garden with side entrance and block built shed.

No. 39 comes to the market in need of cosmetic upgrading but boasts gas fired central heating, double glazed windows, light filled interior and a rear extension.

Viewing is highly recommended so contact Ray Cooke Auctioneers for a viewing today!!

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## Features

- 85 sq.m
- Large garden with block built shed and side access
- Extended to the rear
- Huge potential
- Fully fitted kitchen with separate dining area
- Generous sized bedrooms
- Sunny rear garden
- Double glazed windows
- Mature and sought-after area
- Excellent primary & secondary schools in the area
- Fantastic location
- Easy access to M50 motorway
- Bus routes to City Centre close by
- LUAS stop close by



## Accommodation

### Entrance Hall

1.0m x 1.0m

Carpet to stairs and landing access to lounge.

### Lounge

4.5m x 3.6m

Bright and spacious lounge area with wood effect flooring and feature fireplace

### Kitchen

3.5m x 2.2m

Tiled flooring, splashback and surround. A range of floor and eye level units. Plumbed for washing machine.

### Dining Area

2.3m x 4.6m

Tiled to floor with a range of built in storage

### Bedroom 1

3.1m x 4.6m

Large double room to the front of the property with carpet to floor, built in wardrobes and Ensuite

### Bedroom 2

3.7m x 2.4m

Double bedroom to the rear of the property with carpet to floor and built in wardrobes.

### Bedroom 3

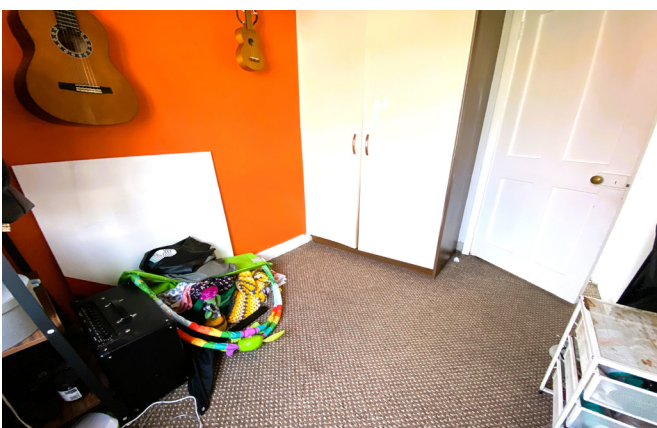
2.7m x 2.1m

Single bedroom to the rear of the property with carpet to floor and built in wardrobes.

### Bathroom

1.8m x 1.8m

Fully fitted bathroom with tiled flooring and tiled walls. Full size bath with WC & WHB





1ST FLOOR



Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and estimated where appropriate to provide clarity and save space.  
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**Eimhin O'Donnell**

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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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