



For Sale *By Private Treaty*

**46 The Boulevard,
Ballentree Village,
Dublin 15,
D15 EV22**

3 Bedroom | 4 Bathroom | Townhouse | 124 sq.m

Guide Price: €329,000



Scan to view Property



Description

Ray Cooke Auctioneers are delighted to present this bright and spacious four-bedroom townhouse to the market in the ever popular & sought after location of The Boulevard in Ballentree Village, Tyrrelstown. No. 46 is located in the development of Tyrrelstown which is approx. 10 miles from Central Dublin and within 2 miles of the Blanchardstown Centre. It is also within close proximity to Dublin Airport (approx 15 minutes) and is centrally located for easy access to the M50, N2 / N3 Link road and the N2 & N3. Tyrrelstown is close to all amenities the Blanchardstown centre has to offer, and the property has the added benefit of being within walking distance of the Tyrrelstown Town Centre which includes retailers such as Super Valu, Lidl, Paddy Power, Hickeys Pharmacy and a variety of restaurants. Also located in the town Centre is a Bus Terminus, a local crèche, Educate Together Primary School & a medical centre. This property comes to the market in walk in condition throughout and boasts double glazed windows, quality flooring throughout, gas fired central heating and a sunny garden with rear access. Bright and airy living accommodation spread over three floors of c.124 sq.m comprises of entrance hallway, guest wc, lounge and fully fitted kitchen with dining area all located on the ground floor. The first floor is made up of one double bedroom, main family bathroom and master bedroom with Ensuite. The second-floor hosts two double bedrooms and wc. No. 46 will appeal to all types of buyers, including, first time buyers, those thinking of up-sizing and investors. Viewing is highly recommended so contact Ray Cooke Auctioneers for a viewing today!!!

Features

- c.124 sq.m
- 4 Bed/4 Bath
- Two designated parking spaces to the rear
- 4 double bedrooms
- Freshly painted throughout
- Living accommodation spread over 3 floors
- New carpet
- Gas fired central heating
- Double glazed windows
- Mature and sought after development
- Excellent primary & secondary schools on doorstep
- Fantastic location
- Easy access to M50 motorway
- Walking distance of all amenities
- ideal for 1st time buyers, those thinking of up-sizing and investors



Accommodation

Entrance Hall

2.0m x 5.0m

Carpet to hall, stairs and landing with access to all living areas.

Lounge

5.0m x 3.8m

Bright and spacious lounge area carpet to floor with feature fireplace and double doors leading to rear garden.

Kitchen

2.5m x 4.4m

Bright and spacious fully fitted kitchen tiled to floor with a range of floor and eye level units plumbed for washing machine.

Bedroom 1

3.8m x 3.5m

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

Bedroom 2

5.8m x 2.3m

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

Bedroom 3

5.0m x 2.9m

Double bedroom to the front of the property with wood effect laminate flooring and built in wardrobes

Bedroom 4

5.0m x 3.3m

Double bedroom to the rear of the property with wood effect laminate flooring and built in wardrobes

Bathroom

1.4m x 2.5m

Fully tiled with bath, WC and WHB



Floor Plans



Negotiator

Eimhin O'Donnell

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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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