



**For Sale** By Private Treaty

8 Riversdale Grove  
Kimmage  
Dublin 6W  
D6W TD21

3 Bedroom | 1 Bathroom | Terrace | 90.5sq.m

**Guide Price: €300,000**



Scan to view Property



## Description

RAY COOKE AUCTIONEERS are delighted to present No. 8 Riversdale Grove to the market. No. 8 provides the purchaser a fantastic opportunity to acquire a property with huge potential in this ever-sought-after area. Interior living accommodation of c.90.5 sq.m comprises of entrance hallway, lounge, dining room, kitchen, main bathroom and 3 double bedrooms.

To the front is a small cobble locked garden with ample on-street parking available and to the rear is the potential for a sunny rear garden with rear lane access. Location is everything when it comes to No. 8. Ideally set in a popular mature residential cul-de-sac located just off Lower Kimmage Road and within easy reach of the City Centre, Terenure, Harolds Cross and Templeogue, the area enjoys a wide variety of amenities such as sports clubs, primary and secondary schools, shopping facilities, bus routes (9, 15A, 17 & 54A) and green spaces such as Lakelands, Poddle Park & Bushy Park all within walking distance.

## Features

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- c. 90.5 sq.m
- 3 bed, 1 bath
- Gas fired central heating
- Superb location!
- Sunny rear garden
- Rear lane access
- In need of complete refurbishment throughout
- Fantastic public transport links
- Local shops and schools within walking distance
- Early viewing is highly advised!





# Accommodation

HALLWAY  
1.62m x 4.02m

BEDROOM 1  
4.4m x 3.3m

LOUNGE  
4.2m x 4.0m

BEDROOM 2  
3.0m x 3.3m

DINING  
4.2m x 3.3m

BEDROOM 3  
2.34m x 3.36m

KITCHEN  
2.4m x 2.84m

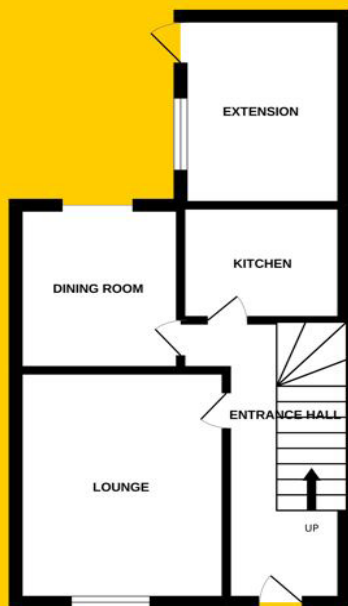
WC  
1.13m x 0.72m

EXTENSION  
6.6m x 2.85m

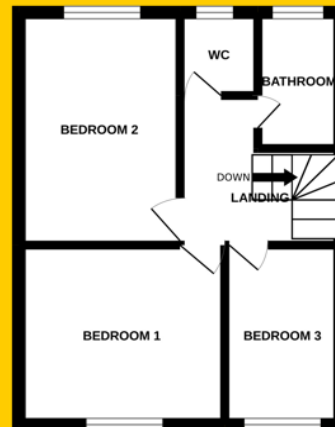
BATH  
1.5m x 2.0m



GROUND FLOOR



1ST FLOOR



## Negotiator

01 68 75 800

<raycookesales@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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