



For Sale By Private Treaty

74 Cleggan Avenue
Ballyfermot
Dublin 10
D10 CC89

3 Bedroom | 1 Bathroom | Mid Terraced | 75 sq.m

Guide Price: €255,000



Scan to view Property



Description

RAY COOKE AUCTIONEERS are delighted to present this three bedroom terraced property to the market on the hugely popular Cleggan Avenue, Ballyfermot, Dublin 10. 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 and a host of bus routes. Bright & spacious living accommodation of c. 75 sq. m (c. 810 sq. ft) comprises of entrance hall, living room, kitchen, family bathroom and 3 double bedrooms. The kitchen leads onto the rear garden which is extra large with an enviable sunny orientation. No. 74 is in need of refurbishment but boasts massive potential to be transformed into an excellent family home, upstairs boasts full plumbing for installation of a bathroom while the rear garden is prime for extension. Early viewing is highly advised. Call Ray Cooke Auctioneers for further information or to arrange viewing!!

Features

- c. 75 sq. m
- c. 810 sq. ft
- -In need of refurbishment
- Plumbed for upstairs bathroom
- Massive potential
- Fantastic location
- Ample off street parking
- Mature development
- Well built & well proportioned homes
- Highly sought after location
- Shops & Schools within easy reach
- Parks on your doorstep



Accommodation

Entrance Hall

Laminate flooring with antrance to the living and kitchen area.

Living Room

3.35m x 4.65m

Laminate flooring with featured fireplace.

Kitchen

3.7m x 2.8m

Tiled flooring with access to the rear of the property.

Downstairs WC

1.4m x 2.75m

Tiled flooring, fitted with WC, wash hand basin and shower.

Bedroom 1

3.2m x 5.13m

Double bedroom to the front of the property with laminate flooring.

Bedroom 2

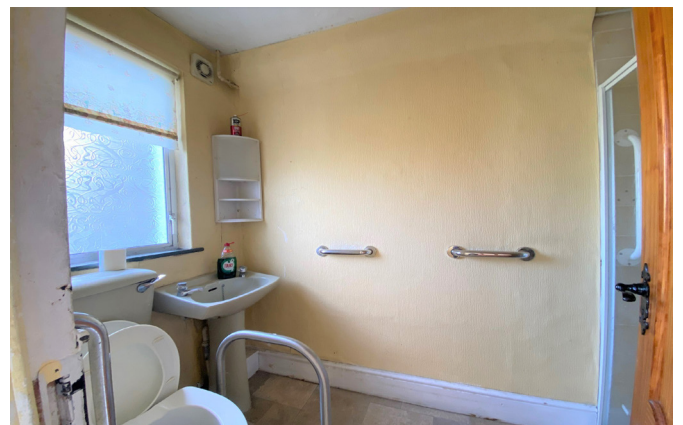
2.9m x 2.4m

Single bedroom to the rear of the property with laminate flooring.

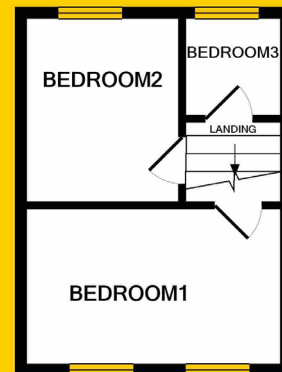
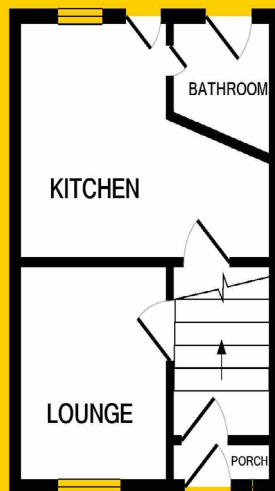
Bedroom 3

2.7m x 3.9m

Double bedroom to the front of the property with laminate flooring.



Floor Plans



Negotiator

James Droney
01 4599 288 or 0861409043
Email: James@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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