

**FOR SALE**

BY PRIVATE TREATY

36 Raheen Park  
Ballyfermot  
Dublin 10  
D10H295



Three Bedroom Terraced House  
c.83.6sq.m. /900sq.ft.



Price: €220,000

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this stunning three bedroom terraced property to the market ideally positioned on Raheen Park, Dublin 10. This excellent estate is ever sought after due to its proximity to Ballyfermot Village and Parkwest business park. Transport links abound with the N7, M50 and a host of bus routes within easy reach. Parkwest train station also provides access to Heuston Station and Grand Canal Dock within minutes. Bright and airy internal living accommodation of c. 900 sq ft comprises of entrance hallway, lounge, dining room/kitchen, three bedrooms and main family bathroom. No. 36 comes to the market in excellent condition having been carefully maintained and upgraded by its current owners. The long list of additional features includes a west facing rear garden, large block built shed and stunning fitted kitchen. Equally attractive to 1st time buyers and those looking for a shrewd investment. Call Ray Cooke Auctioneers for further information or to arrange viewing..

## FEATURES

- c. 900 sq ft
- BER C3
- Gas fired central heating
- Double glazed windows
- Top quality flooring throughout
- Upgraded kitchen with fitted appliances
- Spacious floored attic with stairs staircase
- Built in wardrobes throughout
- Fully alarmed
- West facing rear garden
- Block built shed
- Front driveway with ample parking space
- Highly sought after location
- Bus routes on your doorstep
- Ballyfermot Village within easy reach
- N7 & M50 motorway within minutes by car
- Parkwest train station within minutes
- Ideal for 1st time buyers
- Viewing highly advised!



## ACCOMMODATION

### LOUNGE

10" x 13" (3.0m x 3.9m)

Open fire place with steel surround top quality floor and blinds.

### KITCHEN

16" x 12'1" (4.8m x 3.6m)

Tiled floor and splashback integrated appliances large room stretching the full width of the property.

### BEDROOM 1

10" x 12" (3.0m x 3.6m)

Double room to the rear of the property, top quality blinds and flooring.

### BEDROOM 2

9" x 7" (2.7m x 2.1m)

Single room to the front of the property, built in wardrobe.

### BEDROOM 3

10" x 13" (3m x 3.9m)

Double room to the front of the property built in wardrobe, top quality blinds and flooring.

### BATHROOM

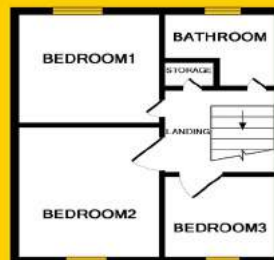
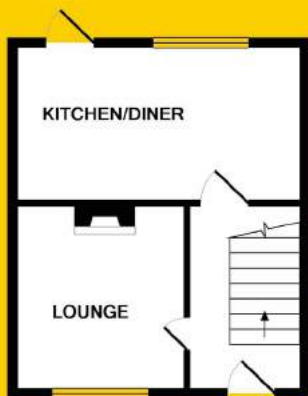
7" x 6" (2.1m x 1.8m)

Fully tiled with power shower, full bath, wc and wash hand basin.





## FLOOR PLANS



1ST FLOOR

## 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.

## NEGOTIATOR

James Droney and he can be contacted on 01 4599 288 or 086 140 9043.

Alternatively you can send an email to [james@raycooke.ie](mailto:james@raycooke.ie) and he will contact you in due course.



## MORTGAGES

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For further information or advice, please call:  
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