

**FOR SALE**

BY PRIVATE TREATY

53 Rossmore Road  
Ballyfermot  
Dublin 10  
D10PC42



Three Bedroom Terraced  
c.182.2.sq.m /885sq.ft



Price: €219,000

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

## DESCRIPTION

RAY COOKE AUCTIONEERS ARE DELIGHTED TO PRESENT THIS EXTENDED THREE BEDROOM TERRACED PROPERTY TO THE MARKET ON THE EVER SO POPULAR ROSSMORE ROAD, BALLYFERMOT, DUBLIN 10. THE HOME'S 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 & A HOST OF BUS ROUTES.

THIS BRIGHT AND SPACIOUS LIVING ACCOMMODATION OF 885 SQ.FT COMPRISES OF, ENTRANCE HALL, LOUNGE, DINING ROOM, DOWNSTAIRS FAMILY BATHROOM, KITCHEN WITH ACCESS TO THE REAR, UPSTAIRS HAS THREE DOUBLE BEDROOMS, AND A PRIVATE REAR GARDEN WITH WEST FACING ASPECT. NO. 53 BOASTS DOUBLE GLAZED WINDOWS, GAS FIRE CENTRAL HEATING AND A NEWLY FITTED FRONT DOOR. EARLY VIEWING IS HIGHLY ADVISED. CALL RAY COOKE AUCTIONEERS FOR FURTHER INFORMATION OR TO ARRANGE VIEWING!!

## FEATURES

- BER E2
- c. 885 sq ft
- MATURE LOCATION
- WEST FACING REAR GARDEN
- 3 DOUBLE BEDROOMS
- TRITON POWER SHOWER
- DOUBLE GLAZED WINDOWS THROUGHOUT
- NEW FRONT DOOR
- EXTENSION TO REAR
- CLOSE TO BOTH PRIMARY/ SECONDARY SCHOOLS
- 15 MINS FROM DUBLIN CITY CENTRE
- VIEWINGS ARE HIGHLY ADVISED





## ACCOMMODATION

### LOUNGE

10'4" x 14'4" (3.2m x 4.4m)

Fireplace, wooden flooring and access to hotpress.

### DINING ROOM

16'7" x 9'5" (5.1m x 2.8m)

Tiled flooring and a breakfast table.

### KITCHEN

7'5" x 9'5" (2.3m x 2.9m)

Tiled flooring, plumbed for washer, dryer and dishwasher and access to all modern facilities.

### BATHROOM

6'5" x 9'5" (2m x 2.9m)

Walk in shower, triton power shower, tiled from floor to ceiling.

### BEDROOM 1

16'7" x 9'8" (5.1m x 3m)

Double bedroom located to the front of the property and double windows.

### BEDROOM 2

8'2" x 13'1" (2.5m x 4m)

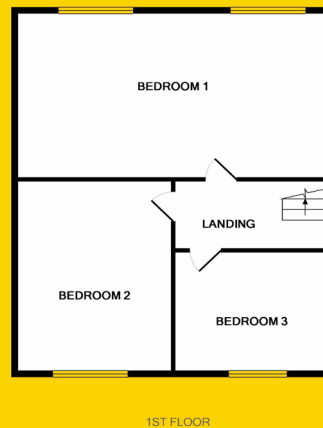
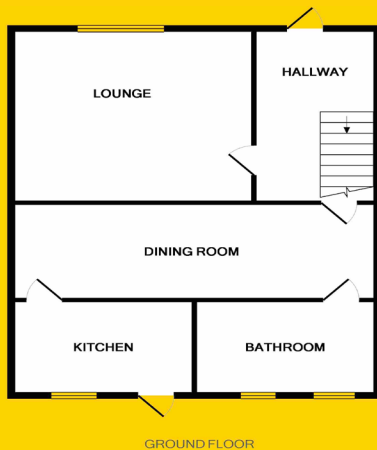
Double bedroom located to the back of the property and carpet flooring.

### BEDROOM 3

13'8" x 7'8" (2.8m x 2.4m)

Double bedroom located to the back of the property and carpet flooring.





## 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

Jack Flanagan and he can be contacted on 01 4030720 or 0867788498.

Alternatively you can send an email to [jack@raycooke.ie](mailto:jack@raycooke.ie) and we will contact you.



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