

FOR SALE

BY PRIVATE TREATY

122 Inchicore Road
Inchicore
Dublin 8



Three Bedroom Mid Terrace
c.136 sq.m. /1,550sq.ft



Price: €550,000

raycooke.ie

DESCRIPTION

RAY COOKE ACUTIONEERS proudly present this magnificent three bedroom period property to the market on Inchicore Road, Dublin 8. This ever popular location is ideally positioned on the fringe of Dublin's City Centre with a vast array of amenities all within touching distance such as local shops, bars, restaurants, Kilmainham Gaol and The Phoenix Park to name but a few. On a transport note; a host of bus routes, Dublin Bikes, the M50 motorway and The Luas are all very easily accessible giving convenient access to all sides of the city.

Charming and light filled interior living accommodation of c. 1,550 sq ft, split over three levels, comprises of entrance hallway, guest wc, lounge, living room, extended kitchen/dining area, three large double bedrooms and master family bathroom. The rear of the property boasts a breathtaking garden, c. 150 ft long, mainly in lawn but with paved patio areas ideal for entertaining and al fresco dining. Succeeding this there is a newly constructed garage which offers ample storage space and room to park two cars. With many stunning period features still intact, viewing is highly advised to truly appreciate the sheer quality on offer behind the door of no. 122; Call Ray Cooke Auctioneers today for further information.

FEATURES

- c. 1,550 sq ft
- Immaculate condition throughout
- Split over 3 levels
- Gas fired central heating
- Upgraded gas boiler
- Double glazed windows
- Fully alarmed
- Low maintenance front; stone and paving
- Many original features in tact
- Attractive high ceilings
- Rear kitchen/dining extension
- Three double bedrooms
- Spectacular rear garden c. 150 ft long
- Rear garage with parking for 2 cars
- Within a stone's throw of Dublin's City Centre
- A host of bus routes and The Luas within arm's reach
- Viewing highly advised!



ACCOMMODATION

ENTRANCE HALL

20'6" x 5'9" (6.3m x 1.8m)

Carpet to floor. Access to Lounge, and to guest wc and living room (lower level). Understairs storage space.

LIVING ROOM (LOWER LEVEL)

13'1" x 11'4" (4m x 3.5m)

Laminate flooring. Feature Fireplace with gas open fire. Open archway to Kitchen/dining room.

KITCHEN/ DINING ROOM

18' x 14'4" (5.5m x 4.4m)

Fully fitted kitchen with ample storage units and counter space with an extended breakfast bar area. Tiled to floor and to splashback. Sliding patio doors form Dining area to rear garden.

LOUNGE

14'7" x 14'7" (4.5m x 4.5m)

Hardwood flooring. High ceilings with large bay windows. Feature Fireplace with a gas fire.

BEDROOM 1 (FIRST FLOOR)

13'4" x 10'8" (4.1m x 3.3m)

Double room to the rear of the property. Carpet to floor, venetian blinds and cast iron fireplace.

BEDROOM 2 (SECOND FLOOR)

15'9" x 13'7" (4.6m x 4.2m)

Double bedroom to the front of the property. Carpet to floor, venetian blinds and a cast iron fireplace.

BEDROOM 3 (THIRD FLOOR)

13'4" x 10'1" (4.1m x 3.1m)

Double bedroom to the rear. Hardwood timber flooring. Built in wardrobes, venetian blinds and a cast iron fireplace.

BATHROOM

10'8" x 7'2" (3.3m x 2.2m)

Bathroom suite fitted with wc, whb and bath with a separate shower cubicle. Shoulder height tiling to walls.

REAR

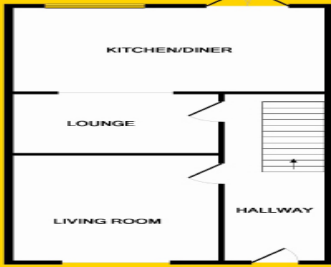
Breathtaking rear garden c150ft long. Surrounded by mature trees and hedging. With a generous lawn area with attractive planting. Paved seating area to either end. Access to garage which offers ample storage space and parking for two cars (accessed from rear) .

FRONT

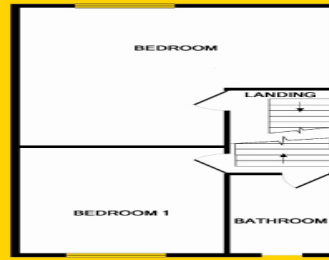
Pebbled and paved driveway with pedestrian access, boarder trees and planting.



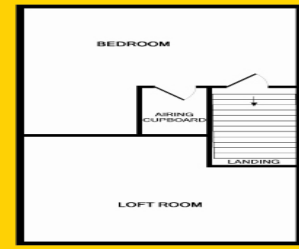
FLOOR PLANS



GROUND FLOOR



1ST FLOOR



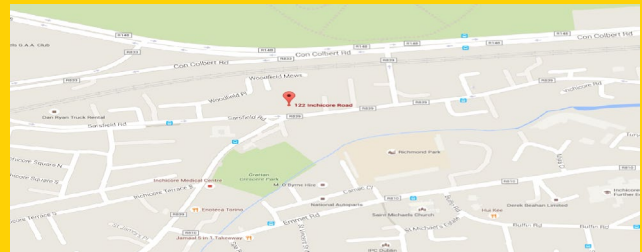
TOP FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

DIRECTIONS

If travelling through Inchicore towards City Centre proceed along Tyconnell Road and straight through the Emmet Road traffic light junction and onto Grattan Crescent. Proceed ahead passing The Black Lion Pub and at the next traffic light junction veer right onto Inchicore Road. No. 122 can be found on the left hand side.

LOCATION



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

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

Alternatively you can send an email to ross@raycooke.ie and we will contact you.

MORTGAGES

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For further financial advice, please call:
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