

Ray Cooke.

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PSR Licence Number 002307



For Sale *By Private Treaty*

**102 Shanard Road
Whitehall
Dublin 9
D09F4W2**



Scan to view Property

3 Bedroom | 1 Bathroom | Semi-Detached | 81 sq.m

Guide Price: €375,000



Description

RAY COOKE AUCTIONEERS are delighted to introduce this superb three-bedroom semi-detached family home to the market ideally positioned on Shanard Road in Dublin 9.

This location is simply hard to beat, as on the door step is an excellent choice of schools, shops, pubs and restaurants. Within walking distance are excellent bus routes, offering easy access to the City centre which is only 4 miles away. There is also a wide choice of sporting and recreational facilities nearby and with easy access to M1, M50, Dublin Airport. Dublin City University and St. Aidan's C.B.S are within 5 minutes walking distance making this property most central to a host of local amenities.

Bright and spacious internal living accommodation of c. 81 sqm comprises of entrance hallway, living room to the front with double doors leading to the kitchen/dining room to the rear of the property. Upstairs hosts 3 generous sized bedrooms and a fully tiled bathroom with bath and shower. No. 102 boasts a side entrance, gas fired central heating, double glazed windows and a large south facing rear garden.

An opportunity not to be missed; call Ray Cooke Auctioneers today for further information or to arrange viewing!!

Features

- c. 81 sqm
- BER F
- 3 bed/1 bath
- Semi Detached house
- Gas fired central heating
- Double glazed windows
- Viewing highly advised!!
- Side entrance
- Large south facing rear garden
- Within easy reach of The M50 & M1 motorways
- Minutes' walk to OMNI shopping centre
- Within walking distance of DCU
- Primary and secondary schools close by
- Excellent transport routes close by



Accommodation

Entrance Hall

3.6m x 1.6m

Carpet to floor with access to living room and kitchen/dinning room. Carpet to stairs.

Living Room

3.9m x 4.0m

Lounge to the front of the property, feature fire place, carpet to floor and access to kitchen/ dinning room.

Kitchen/Dinning Room

3.1m x 5.8m

Fully fitted kitchen with laminate flooring and access to rear garden.

Bedroom 1

4.1m x 3.5m

Large double room to the front of the property, built in wardrobes and carpet to floor.

Bedroom 2

2.8m x 4.1m

Double room to the rear for the property, built in wardrobes and carpet to floor.

Bedroom 3

3.4m x 2.2m

Single room to the front for the property with carpet to floor.

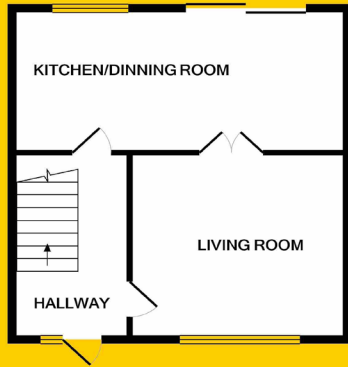
Bathroom

1.9m x 1.9m

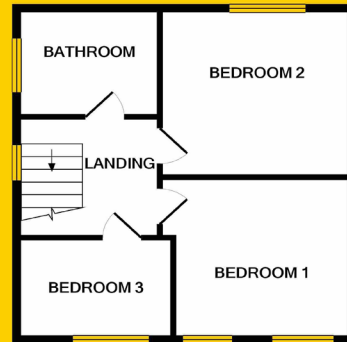
Fully fitted with w.c, whb, bath with shower attachment and fully tiled.



Floor Plans



GROUND FLOOR



1ST 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. Made with Metropix ©2022

Negotiator

John Sullivan

01 699 5050 or 086 046 9458

Email: john.sullivan@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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