

FOR SALE

BY PRIVATE TREATY

**36 Meadowbrook Park
Baldoyle
Dublin 13
D13A0F5**



Three Bedroom End of Terrace
c. 117 sq.m / 1,260sq. ft.



Price: €400,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers are delighted to bring this fabulous 3 bedroom end of terrace family home with attic conversion situated in a popular and desirable location in Baldoyle.

Meadowbrook is a short stroll from the stunning coastal promenade walk to Portmarnock, Sutton and the Burrow Beach. There is a great choice of public transport options close by. The property is a short walk to Bayside DART station and there is a bus route at the entrance of the estate offering easy access to all parts of the city. The M50, M1 and Dublin Airport are all within a 15 minute drive.

Bright and spacious interior accommodation of c. 1260 sq.ft comprises of entrance hallway, living room to the front, guest wc, large kitchen/dining room open plan to extended family room. Upstairs hosts 3 bedrooms (2 double/1 single) and a main family bathroom. The property also has an attic conversion which would suit a variety of uses. The property has the added benefit of a large front driveway, side entrance & double glazed windows throughout. No. 36 is in need of TLC but is sure to be popular with a range of buyers looking to buy in this sought after location.

FEATURES

- c. 1260 sq.ft
- BER C2
- 3 bedroom
- 2 bath
- Attic conversion
- South facing garden
- Side gate
- Large front driveway
- Extended family area with skylights
- Oil heating
- Double glazed windows throughout
- Excellent primary & secondary schools in the area
- Fantastic location close to amenities
- Easy access to M1 & M50 motorway
- Bus routes to City Centre close by
- Call Ray Cooke Auctioneers today for more information!



ACCOMMODATION



HALLWAY

5'9" x 13'4" (1.8m x 4.1m)

Laminate flooring with access to the living room, kitchen and guest WC. Carpet to stairs and landing.

LOUNGE

10'8" x 15'0" (3.3m x 4.6m)

Laminate flooring with access open plan kitchen / dining area.

KITCHEN / DINING ROOM

23'3" x 18'0" (7.1m x 5.5m)

Laminate flooring in the dining and kitchen area.



BEDROOM 1

11'5" x 10'5" (3.5m x 3.2m)

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

BEDROOM 2

11'2" x 13'7" (3.4m x 4.2m)

Double bedroom to the front of the property with carpet to floor.



BEDROOM 3

6'9" x 9'5" (2.1m x 2.9m)

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

BATHROOM

6'5" x 6'5" (2.0m x 2.0m)

Tiled flooring and walls with WC, WHB and bath with shower.

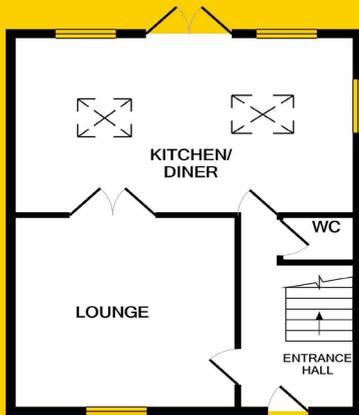


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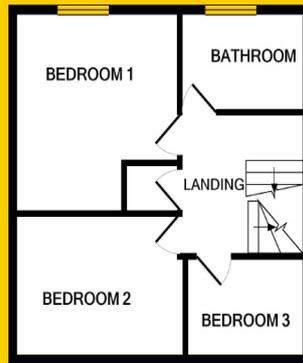
16'7" x 12'1" (5.1m x 3.7m)

Laminate flooring.

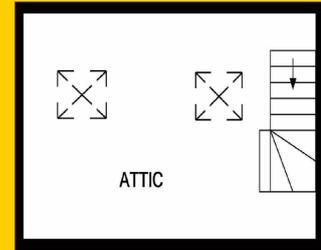




GROUND FLOOR



1ST FLOOR



2ND 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

John Sullivan and he can be contacted on 01 699 5050 or 086 0469458

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



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