



## 134 Tolka Road, Ballybough, Dublin 3

57 sq.m

**DNG Fairview**  
2 Malahide Road, Fairview, Dublin 3  
T: 01 8331802 | E: fairview@dng.ie

**Negotiator:**  
Rachel Cunningham  
PSL 002049



DOUGLAS NEWMAN GOOD  
**DNG**

For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email [info@gmc.ie](mailto:info@gmc.ie).

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DOUGLAS NEWMAN GOOD  
**DNG**



## 134 Tolka Road, Ballybough, Dublin 3

DNG welcome to the market No. 134 Tolka Road, a charming two bedroom terraced property conveniently located on a quite and mature residential road and just a 10 minute walk from Drumcondra Village. The property benefits from an 80 foot (approx) sunny rear garden which offers excellent potential for a sizeable extension whilst not compromising essential outside space (subject to PP). This fantastic property is sure to appeal to first time buyers or the astute investor looking to purchase an excellent starter home in a central and convenient location.

Accommodation is both bright and spacious and ground floor level comprises an open plan living area with convenient storage and a kitchen / utility area to the rear. Upstairs there are two good size double bedrooms and en suite bathroom. Outside, the front garden can be transformed into a driveway to accommodate off street parking whilst the rear garden is laid in lawn.

No. 134 is located in a quiet and mature area close to Drumcondra Village and Dublin City Centre and is within very close proximity to a host of local amenities and services including shops, restaurants, schools, parks and numerous sporting facilities. Tolka Road benefits from good public transport links with Drumcondra Rail Station and Dublin Bus routes close by and the M1/ M50 within easy driving distance. Within walking distance to O'Connell Street, East Point Business Park, I.F.S.C., Fairview Park and The Mater and Temple Street Hospital.

### Accommodation

Living Room - 3.32m x 4.62m

With laminate wood flooring, under stairs storage space and feature fireplace

Kitchen - 4.22m x 2.25m

With cream fitted units and floor tiling

Bedroom 1 - 3.32m x 3.45m

Double room to front with laminate wood flooring

Bedroom 2 - 2.94m x 3.1m

Double room to rear with laminate wood flooring

En suite Bathroom - 1.23m x 2.21m

With bath and shower head over (Triton system)

BER: G

BER No. 112391933

Energy Performance Indicator: 512.92 kWh/m<sup>2</sup>/yr

### Features

- 2 BED TERRACE ON A QUIET RESIDENTIAL ROAD
- REAR GARDEN OF APPROX 80ft
- EXCELLENT POTENTIAL TO EXTEND SUBJECT TO PP
- OPTION OF OFF STREET PARKING
- CENTRAL LOCATION
- 10 MINUTE WALK TO DRUMCONDRA DART AND RAIL STATION

View By Appointment

Asking Price: €250,000

