

**FOR SALE**

BY PRIVATE TREATY

271 Mourne Road  
Drimnagh  
Dublin 12



Two Bedroom Terrace  
c. 79.9.sq.m. / 860sq.ft.

**BER** TBC

**Price: €199,000**

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

PSRA LICENCE NO. 002307

## DESCRIPTION

RAY COOKE AUCTIONEERS are proud to present this two bedroom mid terrace property in need of renovation throughout to the market on the ever popular Mourne Road, Drimnagh. This fine property is conveniently located within close proximity of a wide array of amenities including local shops, shopping centres, schools and leisure facilities.

Interior living accommodation of c. 860 sq ft comprises of entrance hallway, parlour room, lounge/ kitchen, two double bedrooms and a main family bathroom. No. 271 needs renovation throughout but has the potential to be a perfect family home. The property also benefits from a large rear garden that is not overlooked. Interest is sure to be seen from both 1st time buyers and investors - Call Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 860 sq ft
- LOCATION LOCATION LOCATION
- Single glazed windows
- 2 double bedrooms
- Large rear garden
- Not overlooked at the rear
- Mature and highly sought after location
- In need of interior modernisation
- Viewing highly advised!



# ACCOMMODATION



## HALL

3'6" x 9'2" (1.1m x 2.8m)

Large bright hall. Solid concrete floors. Timber to stairs.

## LOUNGE

10'5" x 8'9" (3.2m x 2.7m)

Original timber flooring. Small bright room.



## KITCHEN

15'7" x 10'8" (4.8m x 3.3m)

Concrete flooring. Needs renovation.



## BEDROOM 1

12'8" x 11'8" (3.9m x 3.6m)

Double room to front. Timber floors.

## BEDROOM 2

11'2" x 9'2" (3.4m x 2.8m)

Double room to rear. Timber flooring.



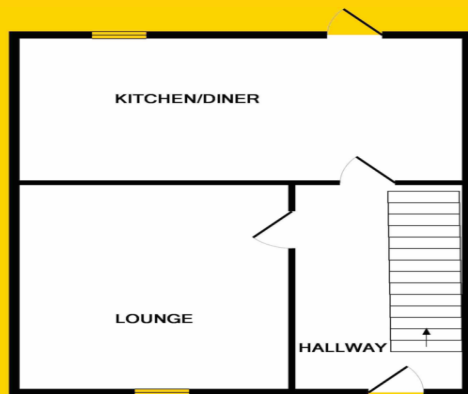
## BATHROOM

6'6" x 4'9" (2.0m x 1.5m)

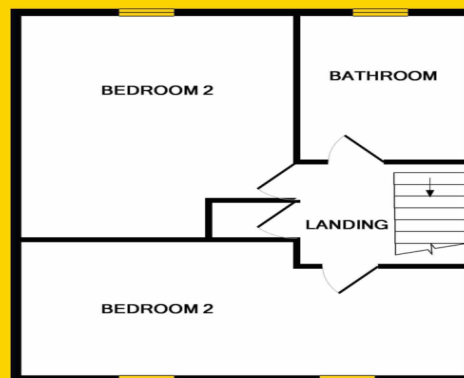
Wc, and sink. Timber flooring.



## FLOOR PLANS



GROUND FLOOR

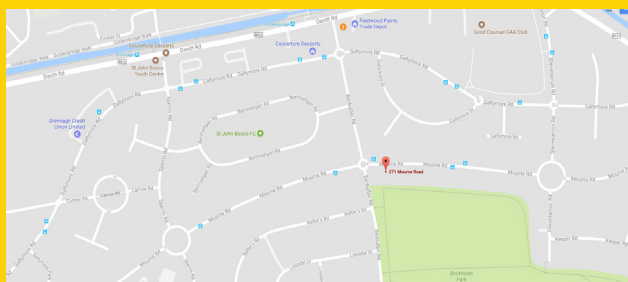


1ST FLOOR

## DIRECTIONS

If travelling from Naas Road along Davitt Road towards City Centre turn right at the traffic light junction at The Marble Arch Pub onto Benbulbin Road. At the roundabout turn left onto Mourne Road and no. 217 can be found on the right 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

Conor Clarke and he can be contacted on 01 687 5800 or 086 837 1963.

Alternatively you can send an email to

## MORTGAGES

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- Choice of Lenders



For further financial advice, please call:  
Sean Kavanagh on 01 40 30 720 or contact him  
by email to [sean@raycooke.ie](mailto:sean@raycooke.ie)

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### CLONDALKIN

(Head Office) 3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
F +353 (0)1 40 30 760  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght, Dublin 24

T +353 (0)1 45 99 288  
F +353 (0)1 40 30 760  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure, Dublin 6W

T +353 (0)1 68 75 800  
F +353 (0)1 40 30 760  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)



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