

**FOR SALE**

BY PRIVATE TREATY

10 Slievebloom Park  
Walkinstown  
Dublin 12



Three Bedroom End Of Terrace  
c.82.2sq.m. /885sq.ft

**BER** TBC

**Price: €349,950**

**raycooke.ie**  
PSRA LICENCE NO. 002307

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this absolute gem of a family home to the market boasting an enviable cul de sac position within Slievebloom Park, Dublin 12. Arguably the finest example to appear in 2017, no. 10 has undergone extensive refurbishment in recent years and is guaranteed to take your breath away. The location speaks volumes about the property as within a stone's throw you will find a range of bus routes to and from Dublin's City Centre, the M50 Motorway is found merely minutes by car, and The Bluebell Luas Stop is within a short stroll. Other essential amenities such as Our Lady's Children's Hospital, shops & shopping centres and primary & secondary schools are all very easily accessible. Interior living accommodation of c. 885 sq ft comprises of entrance hallway with extended porch area, lounge, guest wc, open plan kitchen diner, three bedrooms and main family bathroom. The front provides a low maintenance tarmac driveway and to the rear is a divine south facing garden, ideal for both entertaining & child's play, which will attract the sun all throughout the day. A rare opportunity not to be missed; Call Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 885 sq ft
- Recently refurbished throughout
- Alarmed
- Gas fired central heating
- Upgraded combi boiler
- Rewired throughout
- Double glazed windows
- Extended front porch
- Solid Junkers flooring on ground floor
- Upgraded internal doors
- Striking handleless kitchen with extensive storage space
- Fully tiled bathroom suite with Triton Shower
- Full wall of sliderobes to master bedroom
- Generous rear garden with lawn and paved areas
- Not directly overlooked to the rear
- Envious south facing aspect
- Peaceful cul de sac setting
- Tarmac driveway





## ACCOMMODATION

### HALLWAY

19'3" x 5'2" (5.9m x 1.6m)

Timber solid wood flooring, carpet to stair and landing, access to lounge, guest w.c and kitchen/dining room.

### LOUNGE

12'1" x 11'4" (3.7m x 3.5m)

Solid wood flooring, feature open fireplace, bright bay window.

### KITCHEN/DINING ROOM

15'7" x 8'8" (4.8m x 2.7m)

Open plan room to rear of the property, fully fitted gloss handleless kitchen with extended storage units and granite worktops.

### BEDROOM 1

12'4" x 9'1" (3.8m x 2.8m)

Double bedroom to the rear of the property, carpet to floor, blinds and wall of sliderobes.

### BEDROOM 2

11'4" x 11'1" (3.5m x 3.4m)

Double bedroom to the front of the property, carpet to floor, blinds and built in wardrobes.

### BEDROOM 3

7'8" x 7'8" (2.4m x 2.4m)

Single bedroom to the front of the property, carpet to floor and blinds.

### BATHROOM

7'8" x 5'5" (2.4m x 1.7m)

Fully tiled bathroom suite fitted with wc, whb and bath with triton shower.

### OUTSIDE FRONT

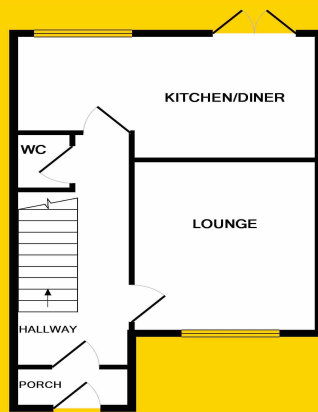
Peaceful cul de sac, extended tarmac driveway.

### OUTSIDE REAR

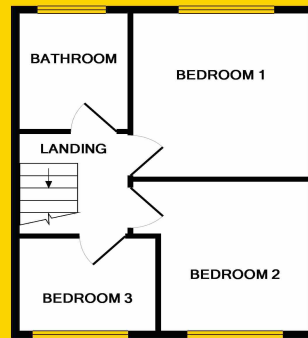
Not overlooked, bounded by walls and hedging, lawn and paved areas, block and barna storage sheds, sunny south westerly orientation.



## FLOOR PLANS



GROUND FLOOR



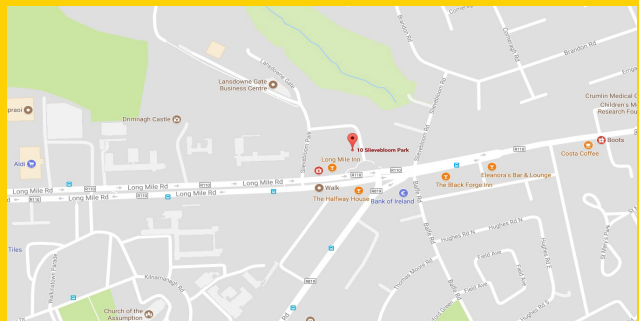
1ST FLOOR

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. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

## DIRECTIONS

If travelling on Walkinstown Road towards City Centre, at the Long Mile Road traffic light junction turn left. At the next traffic light junction turn right and right again onto Slievebloom Park. No. 10 can be found within the cul de sac.

## 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 4030720 or 0871368084.**

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

## MORTGAGES

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