

**FOR SALE**

BY PRIVATE TREATY

**48 Thomond Road  
Ballyfermot  
Dublin 10**



**2 Bedroom Terraced  
c.79sq.m. / 850sq.ft.**

**BER TBC**

**Price: €149,000**

**raycooke.ie**

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this two bedroom mid-terrace property to the market on the hugely popular Thomond Road, Ballyfermot.

The location is next to none with a host of amenities close by such as schools, churches, shops and sports grounds to name but a few. It is situated just a 15 minute drive from Dublin City Centre & has great public transport links within walking distance like the Luas & a host of bus routes. No.48 comes to the market in need of modernisation throughout but boasts magnificent potential for any keen 1st time buyer.

Living accommodation comprises of entrance hall, lounge, kitchen/dining room, two large double bedrooms and main family bathroom.

Thomond Road finds itself in constant demand as it is within walking distance of shops, schools and the red Luas line as well as a number of bus routes on your door step. Call Ray Cooke Auctioneers today for further information or to arrange viewing!!

## FEATURES

- c.79sq.m (850sq.ft)
- Fantastic location
- Within walking distance to Luas
- Gas fired central heating
- Private rear garden
- Off-street parking
- Block built shed
- Mature development
- 2 double bedrooms
- Double glazed windows
- Fully fitted bathroom
- Highly sought after location
- Numerous bus routes on doorstep
- Early viewing advised!!



## ACCOMMODATION

### FRONT

Concrete driveway providing off-street parking.

### HALLWAY

Carpet flooring providing access to lounge and kitchen/dining room.

### LOUNGE

21'6" x 10'4" (6.6m x 3.2m)

Large reception room with carpet flooring, feature open fireplace and double doors to kitchen/dining room.

### KITCHEN/DINING ROOM

12'7" x 12'1" (3.9m x 3.7m)

Fully fitted kitchen with a range of floor and eye level units. Plumbed for washing machine. Ample space for a table and chairs.

### BATHROOM

Bathroom on ground floor with shower cubicle, W.C. and W.H.B

### BEDROOM 1

9'1" x 13'4" (2.8m x 4.1m)

Large double bedroom to the front of the property with carpet flooring and open fireplace.

### BEDROOM 2

10'8" x 13'1" (3.3m x 4m)

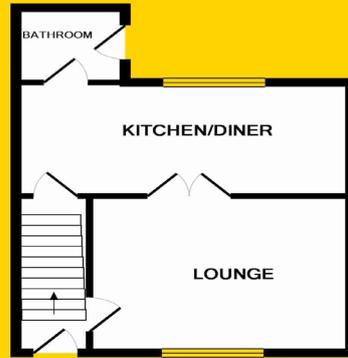
Large double bedroom to the rear of the property with carpet flooring.

### REAR GARDEN

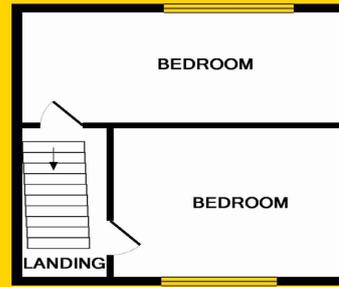
Sunny rear garden, mainly in lawn, bisected by concrete path. Block built storage shed.



## 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.

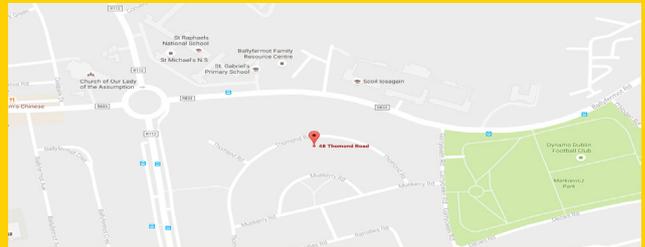
## DIRECTIONS

From the Naas Road, turn left onto Kylemore Road. Continue down Kylemore Road all the way to the roundabout. At the roundabout, take the 4th exit and stay on Kylemore Road. Turn left onto Landen Road and second left onto Thomond Road. No. 48 is directly on your right hand side, identified by our For Sale sign.

## 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.

## LOCATION



## NEGOTIATOR

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

Alternatively you can send an email to [conor@raycooke.ie](mailto:conor@raycooke.ie) and we will contact you.

## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- 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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