

**FOR SALE**

BY PRIVATE TREATY

77 Granville Road  
Cabinteely  
Dublin 18  
A96 YW67



Three Bedroom Semi Detached  
c.106.8.sq.m /1,150sq.ft

**BER** TBC

**Price: €550,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic extended three bedroom semi-detached property to the market with the advantage of an ATTIC CONVERSION (currently in use as a 4th bedroom ) on the ever popular Granville Road, Cabinteely, D18. No.77 is the perfect family home..!! This superb development is located just off the Johnstown Road; it is within easy access of the M50 and Luas and is 400 metres from the N11, it is serviced by several bus routes. Kilbogget Park is on your doorstep, and Cabinteely Village and Cabinteely Park are within walking distance. Cornelscourt S.C., Dun Laoghaire, Killiney S.C., local primary and secondary schools, Seapoint Rugby Club, Cabinteely/Foxrock GAA and Cabinteely FC are easily accessible.

Bright and spacious living accommodation comprises of entrance hall, large lounge, extended open plan kitchen/dining room, converted garage as a utility room with guest wc and a office/tv room. Upstairs you have three bedrooms (2 double/1 single), ATTIC CONVERSION (currently in use as a 4th bedroom ) and a main family bathroom. To the rear of the property is a LARGE, private large sunny rear garden perfect for entertaining. No. 77 boasts an ideal opportunity for a family to acquire the perfect family home. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c.1,150sq.ft
- Magnificent property
- 3 bed /2 bath
- LARGE REAR GARDEN
- Sough after development
- PERFECT FAMILY HOME
- Mature & peaceful surroundings
- ATTIC CONVERSION (currently in use as a 4th bedroom)
- Gas fired central heating
- LOCATION LOCATION LOCATION
- Second lounge/Office
- Ample off street parking
- Kilbogget Park on your doorstep
- Fantastic Schools in the area
- Easy Access to M50





## ACCOMMODATION

### HALL

17'3" x 2'0" (5.3m x 6.5m)

Entrance hall with laminate flooring, access to lounge, utility room and kitchen.

### LOUNGE

13'7" x 13'4" (4.2m x 4.1m)

Large bright lounge to the front of the property with feature fitted fireplace and carpet flooring.



### KITCHEN

11'8" x 20'0" (3.6m x 6.1m)

Fully fitted kitchen with eye and floor level units, laminate flooring and open plan to second lounge.

### CONSERVATORY

9'5" x 8'2" (2.9m x 2.5m)

Dining area with laminate flooring, open plan to second lounge/kitchen, double doors to rear garden.



### OFFICE

7'5" x 11'8" (2.3m x 3.6m)

Old garage converted into office with access to guest w.c and utility room.

### BEDROOM 1

13'7" x 11'8" (4.2m x 3.6m)

Double room to the front of the property with laminate flooring and built in wardrobes.



### BEDROOM 2

11'8" x 9'8" (3.6m x 3.0m)

Double room to the rear of the property with built in wardrobes and laminate flooring.

### BEDROOM 3

8'5" x 8'8" (2.6m x 2.7m)

Single bedroom to the rear of the property laminate flooring and built in wardrobes.

### ATTIC

19'0" x 10'8" (5.8m x 3.3m)

Attic converted into fourth bedroom with laminate flooring.

### BATHROOM

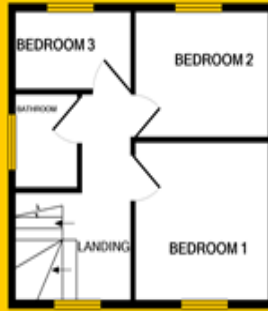
5'9" x 7'8" (1.8m x 2.4m)

Fully fitted bathroom with w.c, whb and bath, fully tiled.

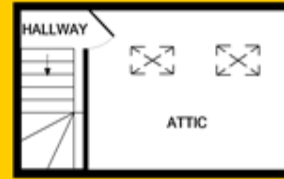




GROUND FLOOR



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

Conor Clarke and he can be contacted on **01 9089300** or **086 8371963**

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



## MORTGAGES

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For further information or advice, please call:  
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