

FOR SALE

BY PRIVATE TREATY

**443 Ballyfermot Road
Ballyfermot
Dublin 10
D10 NC42**



**Three Bedroom Mid Terrace
c.82.22sq.m / 885 sq.ft**



Price: €275,000

raycooke.ie

PSR Licence Number 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this very well located three-bedroom terraced family home to the market on Ballyfermot Road, in the heart of Ballyfermot Village, Dublin 10. All within a short stroll you will find a choice of schools, shopping centres, cafes and leisure facilities. Also, there are an abundance of bus routes and public transport options available. Internal living accommodation comprises of entrance hallway, lounge, kitchen, living room, upstairs you will find the family bathroom and three bedrooms – two double and one single. No. 443 is extremely well maintained and would make the Ideal family home for any first-time buyer looking to create their perfect forever home. Viewing is highly advised – Call Ray Cooke Auctioneers today to register your interest.

FEATURES

- C. 885 sqft.
- Ber – E1
- Gas fired central heating
- Double Glazed windows
- XL south-west facing rear garden
- Super location
- Shared side access
- Large bright rooms
- Fully fitted kitchen
- Large living and dining space
- Superb condition throughout
- Viewing highly advised
- Call Ray Cooke Auctioneers to arrange a viewing today!



ACCOMMODATION

HALLWAY

15" x 5'9" (4.6m x 1.8m)

PVC door, laminate flooring, access to living room, lounge, and kitchen/breakfast room.

LIVING ROOM

15'7" x 10" (4.8m x 3.1m)

Laminate flooring, feature fireplace, PVC windows, top quality curtains and blinds, and access to lounge.

LOUNGE

16" x 13'7" (4.9m x 4.2m)

7'4" x 8'8" (3.2 x 2.7m)

Laminate flooring, feature fire place, and access to the rear garden through double doors.

KITCHEN

Tiled flooring and tiled splashback, floor and eye level units, and single door out to rear garden.

REAR GARDEN

South west facing rear garden part paved and part grass.

BEDROOM 1

16" x 9'5" (4.9m x 2.9m)

Laminate flooring, PVC double glazed windows and built in wardrobes.

BEDROOM 2

9'1" x 14'4" (2.8m x 4.4m)

Laminate flooring, built in wardrobes, blind and PVC double glazed windows.

BEDROOM 3

9'5" x 11'4" (2.9m x 3.5m)

Laminate floors, and PVC double glazed windows.

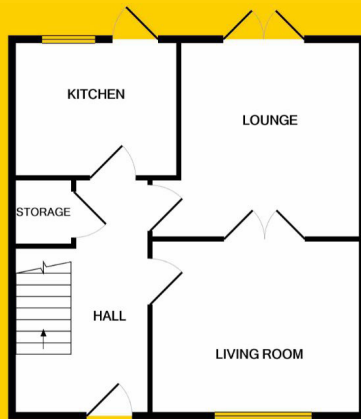
BATHROOM

5'2" x 8'5" (1.6m x 2.6m)

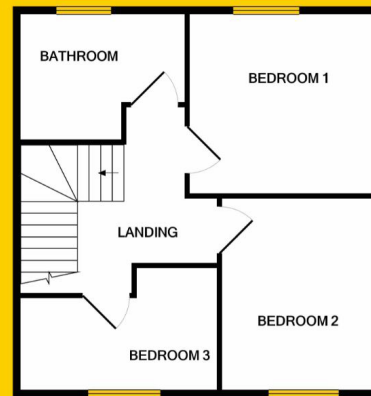
Fully tiled bathroom suit, wc, whb, and full bath.



FLOOR PLAN



GROUND FLOOR



1ST 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

Eoin Keogh and he can be contacted on 01 6875800 or 086 7788498

Alternatively you can send an email to eoin.keogh@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:

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