

FOR SALE

BY PRIVATE TREATY

**86 Ballyfermot Drive
Ballyfermot
Dublin 10
D10VA89**



**Two Bedroom End of Terrace
c.85sq.m / 920sq.ft**



Price: €219,000

raycooke.ie

PSR Licence Number 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic two bedroom end of terrace property to the market on the ever popular Ballyfermot Drive. 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 is Liffey Valley shopping centre & a host of bus routes. Bright and spacious living accommodation of c. 920 sq.ft comprises of, entrance hall, front lounge, rear lounge, kitchen and utility room with access to the rear, two double bedrooms and main family bathroom. No. 86 boasts gas fired central heating and a large front and south west facing rear garden with potential to extend further subject to planning permission. Early viewing is highly advised. Call Ray Cooke Auctioneers for further information or to arrange viewing!!

FEATURES

c. 920sq. ft.
Gas Fired Central Heating
Private southwest facing rear garden
Block built shed to rear
Side garage
Fantastic Location
Mature development
2 Bed / 1 Bath
FIRST TIME BUYERS DREAM
In need of modernisation
Large extension to rear
Highly sought after location
Every conceivable amenity within walking distance
A host of bus routes on your door step
Viewing highly advised!



ACCOMMODATION

ENTRANCE HALLWAY

5'8"x 9'1" (1.78m x 2.75m)

Tiled floor, carpet stairs and landing

FRONT LOUNGE

9'1"x 9'8" (2.75m x 3m)

Laminate flooring, double glazed windows

REAR LOUNGE

11'1"x 15'8" (3.4m x 4.82m)

Laminate flooring, feature fireplace

KITCHEN

11'1"x 8'8" (3.4m x 2.7m)

Lino flooring, floor and eye level units

UTILITY ROOM

5'8"x 9'8" (1.79m x 3m)

Lino Floor, access to rear garden

BATHROOM

6'2"x 4'9" (1.9m x 1.5m)

Laminate flooring, wc, whb, shower cubicle

BEDROOM 1

10'9"x 10'5" (3.34m x 3.2m)

Carpet floors

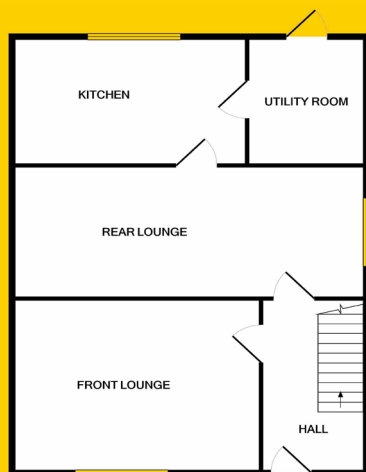
BEDROOM 2

9'2"x 10'8" (2.83m x 3.3m)

Carpet floors



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

- Pre-approved Mortgage
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For further information or advice, please call:

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