



For Sale By Private Treaty

41 Landen Road
Ballyfermot
Dublin 10
D10 RX72

2 Bedroom | 2 Bathroom | Mid Terrace | 77sq.m

Guide Price: €285,000



Scan to view Property



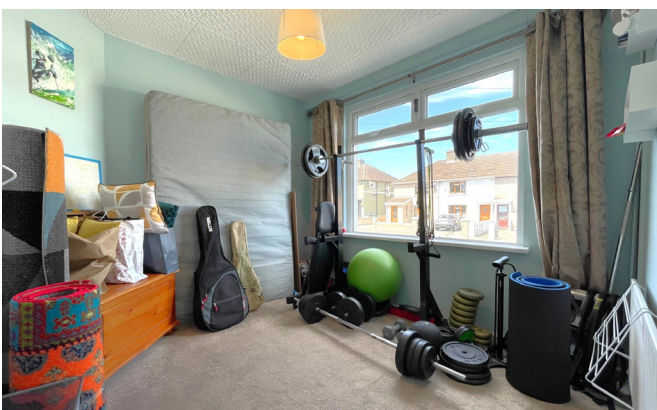
Description

RAY COOKE AUCTIONEERS take great pleasure in presenting 41 Landen Road Ballyfermot, Dublin 10 to the market. This magnificent two bedroom mid terrace property has been beautifully extended, refurbished and is presented in excellent condition throughout. Internal living accommodation of c. 77 sqm. comprises of reception, open lounge & dining area, extended kitchen, downstairs full bathroom, two double bedrooms and main family bathroom.

Dublin 10 is well serviced with excellent public transport links including the 18, 25N, 40, 76, 76A, 79, 79A bus routes. The Chapelizod bypass & M50 motorway are both very easily accessed and Liffey Valley Shopping Centre is within arm's reach. Ballyfermot offers a range of excellent facilities including a choice of well esteemed primary & secondary schools along with Ballyfermot College of Further Education, a variety of sports & leisure facilities and local shops + convenience stores. No. 41 has been freshly painted and refurbished throughout and boasts many additional features such as gas fired central heating, double glazed windows, fully tiled downstairs bathroom, two double bedrooms, main bathroom and a large sunny south

Features

- BER E1
- c. 77 sqm.
- Gas fired central heating
- Double glazed windows
- Extended to the rear
- Open plan living / dining space
- Fully fitted downstairs bathroom
- Excellent condition
- Sunny south facing garden
- Fully tiled W.C
- Two spacious double bedrooms
- Off-street parking
- Phoenix Park within a 15 minute walk
- Central location
- Call Ray Cooke Auctioneers today to register your interest



Accommodation

ENTRANCE HALLWAY

2.76m x 1.77m

Carpet to floors, access to both lounges.

BATHROOM DOWNSTAIRS

1.19m x 3.0m

Fully fitted bathroom with wc, whb and triton electric shower.

PARLOR

2.76m x 3.02m

Carpet to floors, double glazed windows.

BEDROOM 1

3.4m x 4.2m

Double room to the front of the property with carpet to floors, fitted wardrobes and double glazed windows.

REAR LOUNGE

3.43m x 4.84m

Carpet to floors, gas fireplace, sliding doors to kitchen.

BEDROOM 2

3.25m x 2.83m

Double room tot he rear of the property with carpet to floors, fitted wardrobes and double glazed windows.

KITCHEN

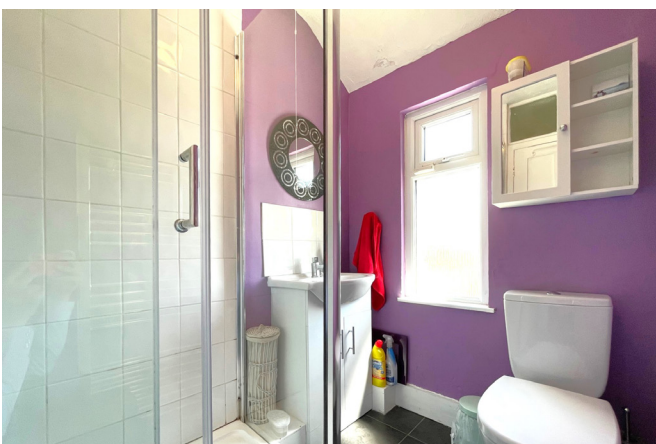
3.20m x 3.05m

Fully fitted kitchen with eye and floor level units, gas hob, access to rear garden and sliding door to bathroom.

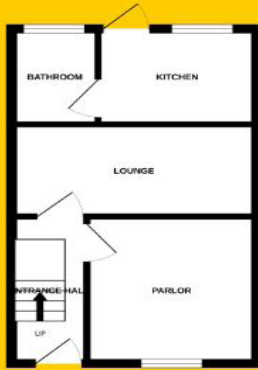
BATHROOM

1.5m x 1.9m

Fully fitted bathroom with wc, whb and shower enclosure with triton electric shower.



GROUND FLOOR



1ST FLOOR



Negotiator

Eoin Keogh
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 or 086 7788498
 eoin.keogh@raycooke.ie



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.

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Cooke.**
Financial Services

For further information or advice,
 Please call: 01 687 5800 or 086 7788498

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