

FOR SALE

BY PRIVATE TREATY

19 Coultry Avenue
Ballymun
Dublin 11



Three Bedroom Mid-Terrace
c.92.9sq.m. /1000sq.ft



Price: €219,950

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DESCRIPTION

Ray Cooke Auctioneers are delighted to bring this stunning three bedroom terraced property WITH LARGE REAR EXTENSION to the market on the peaceful cul de sac of Coultry Avenue. Located just off Santry Avenue, you are within easy reach of Dublin Airport, DCU and the M50 Motorway. Dublin's City Centre is within easy commuting distance and you are only a short drive from a host of local amenities including shops, shopping centres and both primary and secondary schools.

Bright and spacious living accommodation of c. 1,000 sq ft comprises of entrance hall, lounge, kitchen/dining room, large rear extended living room, three bedrooms (2 double/1 single) and main family bathroom. No. 19 comes to the market in pristine condition from top to toe and boasts double glazed windows throughout, gas fired central heating and a magnificent rear extension. Absolutely ideal for 1st time buyers looking to take that all important step onto the property ladder, call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1,000 sq ft in size
- Gas fired central heating
- Pristine condition throughout
- Private rear garden
- Large rear extension
- Within easy reach of Dublin Airport
- Double glazed windows
- Within easy reach of M50 Motorway



ACCOMMODATION

HALLWAY

14'1" x 5'7" (4.3m x 1.7m)

Semi solid timber flooring. Access to lounge and kitchen/dining room.

KITCHEN/DINING

17'1" x 12'10" (5.2m x 3.9m)

Fully fitted modern kitchen with a range of high and low level units and kitchen appliances. Additional breakfast bar area. Laminate flooring. Spotlights. Opened out with rear living area extension.



LOUNGE

14'1" x 11'2" (4.3m x 3.4m)

Located to the front of the property. Semi solid timber flooring. Feature open fireplace with hardwood surround and mantle. Coving. Blinds & curtains.

BEDROOM 1

11'2" x 10'6" (3.4m x 3.2m)

Double bedroom to the rear of the property. Laminate flooring. Blinds & curtains. Built in wardrobes with drawers.



BEDROOM 2

9'10" x 7'10" (3m x 2.4m)

Single bedroom to the front of the property. Laminate flooring. Built in wardrobes with drawers. Curtain & pole.

BEDROOM 3

14'1" x 9'6" (4.3m x 2.9m)

Double bedroom located to the front of the property. Semi solid timber flooring. Blinds & curtains. Full wall of sliding mirrored wardrobes.

BATHROOM

8'2" x 6'3" (2.5m x 1.9m)

Fully fitted bathroom suite with W.C., wash hand basin and bath with shower attachment. Fully tiled to floor and walls.



FRONT

Peaceful cul de sac. Open concrete driveway. Walled to sides with pillars to front.

REAR

Peaceful cul de sac. Open concrete driveway. Walled to sides with pillars to front.



DIRECTIONS

If travelling M50 Northbound take exit 4. Follow the road to the right and at the next traffic lights turn left onto R108 towards Ballymun/Ikea. Proceed ahead, passing The Topaz Garage on the left hand side and at the next traffic light junction turn left onto Santry Avenue. Take your second right turn onto Santry Way, and your second left turn onto Coultrey Way. At the very end of this road turn right onto Coultrey Avenue. Proceed ahead, turning right into the first cul de sac, and no. 19 can be found on the right hand side.

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

Ross McHugh and he can be contacted on **01 40 30 720 or 087 136 8084.**

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

MORTGAGES

- Pre-approved Mortgage
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- Choice of Lenders

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Ray Cooke
Financial Services Ltd

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