

**FOR SALE**

BY PRIVATE TREATY

**320 Landen Road  
Ballyfermot  
Dublin 10  
D10P260**



Two Bedroom End of Terrace  
c.67.4.sq.m /725.sq.ft



**Price: €235,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in confirming the listing of 320 Landen Road, Ballyfermot. This magnificent two bedroom end of terrace property has been beautifully refurbished and is presented in no less than "turn-key" condition throughout. Internal living accommodation of c. 725 sq ft comprises of entrance hallway, lounge, kitchen/dining room, 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. 320 has been freshly painted throughout and boasts many additional features such as gas fired central heating, double glazed windows, a new Mira Shower, two double bedrooms and a most generous rear garden with ample scope to extend. An attractive proposition for both first time buyers & investors - Viewing is highly advised.



## FEATURES

- c. 725 sq ft
- Alarmed
- Gas fired central heating
- Double glazed windows
- Recently refurbished throughout
- Freshly painted
- New flooring fitted
- New Mira Electric Shower
- 2 Double bedrooms
- Feature fireplace with open fire
- On street parking to front
- Most generous rear garden
- Ample scope to extend
- Mature and settled area
- Sought after location within easy reach of Dublin's City Centre
- A host of bus routes within walking distance
- A variety of essential local amenities all close by
- Absolutely prime for first time buyers
- Investor interest guaranteed
- Viewing highly advised



## ACCOMMODATION

### HALLYWAY

3.9" x 3.9" (1.2m x 1.2m)

Laminate flooring, carpet to stairs and landing and access to lounge.

### LOUNGE

14'1" x 12'7" (4.3m x 3.9m)

Laminate flooring, feature fireplace with open fire, open access to kitchen, dining room and understairs storage.

### KITCHEN/DINING ROOM

15'7" x 7'8" (4.8m x 2.4m)

Fitted kitchen units, tiled floor and double doors to rear garden.

### REAR

Generous rear garden in lawn and fully walled.

### FRONT

On street parking, pedestrian path with lawn garden.

### BATHROOM

8"8" x 7.2" (2.7m x 2.2m)

Fitted with wc, whb and bath with trition shower.

### BEDROOM 1

9'8" x 8"5" (3m x 2.6m)

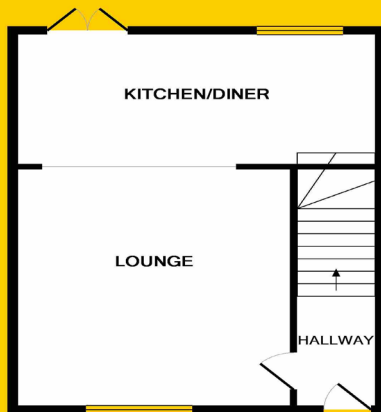
Double bedroom to the rear of the property.

### BEDROOM 2

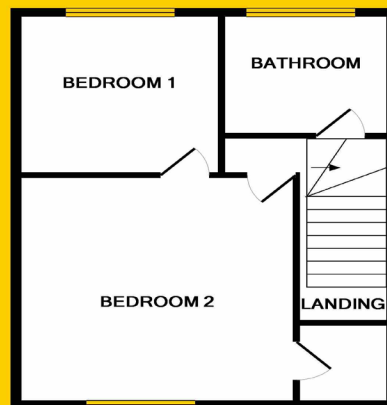
12'7" x 10'8" (3.9m x 3.3m)

Double bedroom to the front of the property, carpet to floor and built in wardrobes.





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

Ross McHugh and he can be contacted on 01 4030720 or 0871368084.

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



## MORTGAGES

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For further information or advice, please call:  
01 40 30 720 or 087 99 44 036

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### CLONDALKIN

(Head Office)  
3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24

T +353 (0)1 45 99 288  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W

T +353 (0)1 68 75 800  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11

T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@raycooke.ie)



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