

**FOR SALE**

BY PRIVATE TREATY

**170 Claddagh Road  
Ballyfermot  
Dublin 10  
D10P825**



Three Bedroom Mid Terrace  
c.82.60sq.m /890sq.ft



**Price: €245,000**

PSR Licence Number 002307

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic three-bedroom mid-terraced property to the market on the hugely popular Claddagh Road, Ballyfermot, Dublin 10. 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 Liffey Valley shopping centre & a host of bus routes.

Bright and spacious living accommodation of 890sq. ft comprises of, entrance hall, kitchen/ dining with access to the extension and wet room, lounge to the front of the property, three bedrooms including en suite in 3rd bedroom. To the rear you will find a spacious bright and sunny garden with shed. No. 170 boasts double glazed windows, gas fire central heating, it will make the perfect family home or savvy investment for any investor. Early interest is expected. Call Ray Cooke Auctioneers for further information!!

## FEATURES

- C. 890 sqft
- BER – D2
- Gas Fired Central Heating
- Fully alarmed
- Extended to rear
- 3 large bedrooms & 2 bathrooms
- Double Glazed windows
- Large private rear garden
- Fantastic location
- Mature and highly sought-after road
- FIRST TIME BUYERS DREAM
- Host of bus routes on your door step





## ACCOMMODATION



### HALLWAY

13'7" x 5'2" (4.2m x 1.6m)

Laminate flooring, carpet stairs with entrance to living and kitchen area.

### LOUNGE

10'8" x 13'1" (3.3m x 4.0m)

Laminate flooring with access to kitchen and dining area.

### KITCHEN/DINING ROOM

9'5" x 16'7" (2.9m x 5.1m)

Tiled flooring, fitted kitchen with access to downstairs WC, utility room and rear garden.



### UTILITY

1'6" x 3'4" (1.1m x 5.2m)

Tiled flooring with access to the rear garden.

### WC

5'2" x 8'8" (1.6m x 2.7m)

Tiled flooring and walls with WC, wash hand basin and triton shower.



### BEDROOM 1

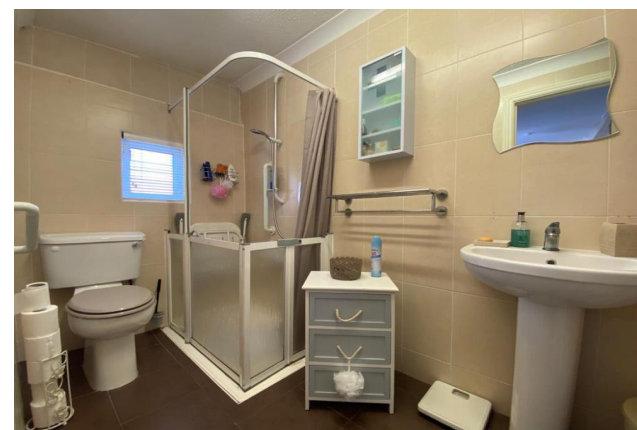
10'1" x 16'7" (3.1m x 5.1m)

Double bedroom to the front of the property with laminate flooring.

### BEDROOM 2

12'4" x 8'5" (3.8m x 2.6m)

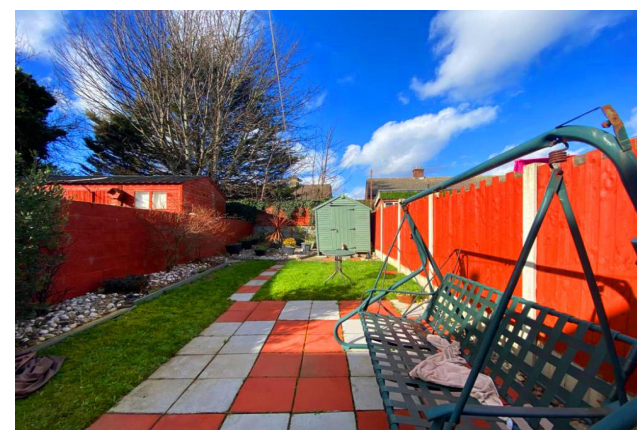
Double bedroom to the rear of the property with laminate flooring and boiler.

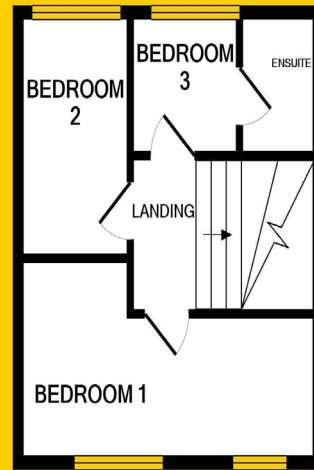
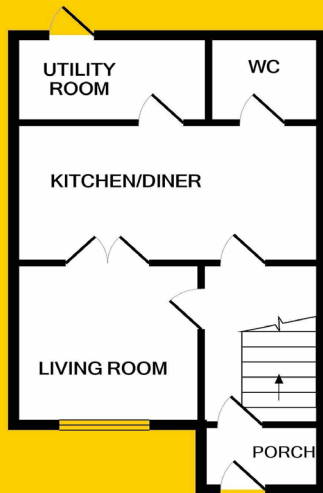


### BEDROOM 3

2'8" x 2'4" (9.1m x 7.8m)

Double bedroom to the rear of the property with laminate flooring and ensuite which has WC, wash hand basin with tiled flooring.





## 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

Alanna Tyrrell and she can be contacted on 01 4030720 or 086 0606879

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



## MORTGAGES

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For further information or advice, please call:  
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