

FOR SALE

BY PRIVATE TREATY

53 Ballyfermot Avenue
Ballyfermot
Dublin 10
D10C840



Two Bedroom Terraced House
c.76.6sq.m. /825sq.ft.



Price: €220,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this excellent two bedroom terraced property to the market on the hugely popular Ballyfermot Avenue, Dublin 10. The location will not be beaten as it is within minutes walk of Ballyfermot Village with its wide array of shops, restaurants, bars, schools and cafes. Transport links abound as Dublin City Centre is only a 15 minute drive and the M50 and Liffey Valley are also within easy reach. Extra bright & spacious living accommodation of c. 825 sq ft comprises of entrance hall, large open plan living space, extended kitchen, bathroom and 2 spacious double bedrooms. Double doors from the kitchen lead onto an extra large rear garden with an enviable south facing orientation. The combination of lawn, patio and the fact that it is not overlooked mean that it is absolutely ideal for summer dining. No. 53 boasts a long list of additional features to include a fully tiled bathroom suite, upgraded windows and has been freshly painted throughout. Early viewing is highly advised. Call Ray Cooke Auctioneers for further information or to arrange viewing!!

FEATURES

- BER TBC
- Extended rear
- c. 825 sq ft
- Fully tiled bathroom suite with triton power shower
- Gas Fired Central Heating
- Steel storage shed
- Fully alarmed
- Private rear garden which is not overlooked
- Lawn and patio
- 2 bed / 1 bath
- Upgraded flooring throughout
- Highly sought after location
- A host of bus routes on your door step
- Within minutes stroll of Ballyfermot Village
- Easy access to and from Dublin City Centre



ACCOMMODATION

EXTENDED KITCHEN

11'4" x 9'8" (3.5m x 3m)

Tiled floor and splash back, with floor and eye level units, integrated oven, top quality blinds and curtains double doors to rear.

LOUNGE/DINING

20'6" x 15'7" (6.3m x 4.8m)

Top quality timber effect flooring, L shaped with plenty of space for sofa and table and chairs, archway to kitchen.

GARDEN

South facing with new panels, lawned area and paving, top quality storage shed aswell.

BEDROOM 1

11'1" x 9'1" (3.4m x 2.8m)

Double room to rear of the property, laminate floor and top quality windows.

BEDROOM 2

11'1" x 13'1" (3.4m x 4m)

Double room to front of the property, laminate floor and top quality windows, built in wardrobes.

BATHROOM

6'5" x 4'9" (2m x 1.5m)

Fully tiled bathroom suite, with wc, wash hand basin and heated towel rail and full bath.



FLOOR PLANS



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

James Droney and he can be contacted on 01 4599 288 or 086 140 9043.

Alternatively you can send an email to james@raycooke.ie and he will contact you in due course.



MORTGAGES

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For further information or advice, please call:
01 6875800

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CLONDALKIN

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

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

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

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

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

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

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

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



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