

FOR SALE

BY PRIVATE TREATY

**19A Coultry Avenue
Ballymun
Dublin 11**



**Two Bedroom End of Terrace
c.79sq.m. /850sq.ft**



Price: €170,000

raycooke.ie
PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to bring this superb two bedroom end of terrace property 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.

Deceptively spacious and recently refurbished living accommodation of c. 850 sq ft comprises of entrance hallway with guest wc, open plan lounge/dining room with kitchen, two double bedrooms and two ensuite bathrooms. No. 19A was constructed in 2008 so it boasts all the advantages of a more modern build in this most mature and sought after location. It is presented in "turn-key" condition throughout and the light filled living space is very well proportioned. Prime property for both 1st time buyers & investors; call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 850 sq ft
- BER C3
- Built c. 2008
- RECENTLY REFURBISHED THROUGHOUT
- Gas fired central heating
- Double glazed windows
- Gated vehicular access off Coultry Road
- Driveway parking
- Fully walled boundary
- Within easy reach of M50 & Dublin Airport
- Dublin's City Centre easily accessible
- Ideal for both 1st time buyers and investors



ACCOMMODATION

HALLWAY

Access to lounge and wc.

LOUNGE

11'5" x 11'8" (3.5m x 3.6m)

Quality carpet flooring, feature open marble fireplace.

LOUNGE/DINING

Laminate flooring. Extended room. Double doors to garden. Understairs storage.

KITCHEN

Laminate flooring. Fitted kitchen with L shaped breakfast bar. Tiled splashback.

BEDROOM 1

Double to rear. Carpet. Access to ensuite

BEDROOM 2

Double to front. Carpet. Access to ensuite

OUTSIDE

Secure gated entrance off Coultry Road. Dashed finish. Concrete driveway with lawn garden.



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 Coultry Way. At the very end of this road turn right onto Coultry Avenue. Proceed ahead and no. 19A can be found on the right hand side on the corner.

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 4030720 or 0871368084**

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

MORTGAGES

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