

Ray Cooke.

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PSR Licence Number 002307



For Sale *By Private Treaty*

**255 Bannow Road,
Cabra,
Dublin 7,
D07 T851**

2 Bedroom | 1 Bathroom | Semi Detached | 61sq.m

Guide Price: €315,000



Scan to view Property



Description

Ray Cooke Auctioneers are delighted to present this fantastic, two bedroom Semi Detached property to the market in the ever popular & sought-after location of Bannow Road in Cabra, Dublin 7.

Interior living accommodation of c. 61 sq.m comprises of entrance hallway, open plan kitchen/living with dining area, two double bedrooms and main family bathroom. This fine family home also has the benefit of a full wired and insulated home office in the sunny rear garden.

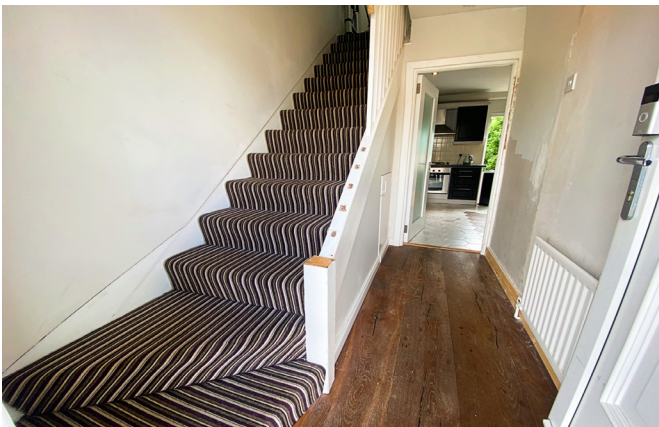
No 255 comes to the market in turnkey throughout and boasts gas fired central heating with a new combi boiler, double glazed windows, open plan layout and quality flooring throughout.

The location is next to none with Cabra being a well-established and mature area which is located close to the City Centre and Phibsboro Village with a host of amenities including shops, schools, Grangegorman DIT and restaurants. There is an excellent transport network close by, including the new Cross City LUAS and also a regular bus service on the doorstep.

Viewing is highly recommended so contact Ray Cooke Auctioneers for a viewing today!!

Features

- 61 sq.m
- BER E1
- Large side entrance
- Fully wired home office
- Open plan layout
- Generous sized bedrooms
- Side entrance
- Sunny rear garden
- Double glazed windows
- Mature and sought-after area
- Excellent primary & secondary schools in the area
- Fantastic location



Accommodation

Hall

2.9m x 1.7m

Solid wood flooring with access to kitchen.

Kitchen/Dining

6.1m x 4.9m

Large open plan kitchen and living area solid wood flooring to the living and dining area

Kitchen

Tiled to floor, A range of floor and eye level units. Plumbed for washing machine with access to rear garden.

Bathroom

1.8m x 1.4m

Fully tiled bathroom with shower, WC & WHB.

Bedroom 1

3.4m x 4.8m

Double bedroom to the front of the property with solid wood flooring.

Bedroom 2

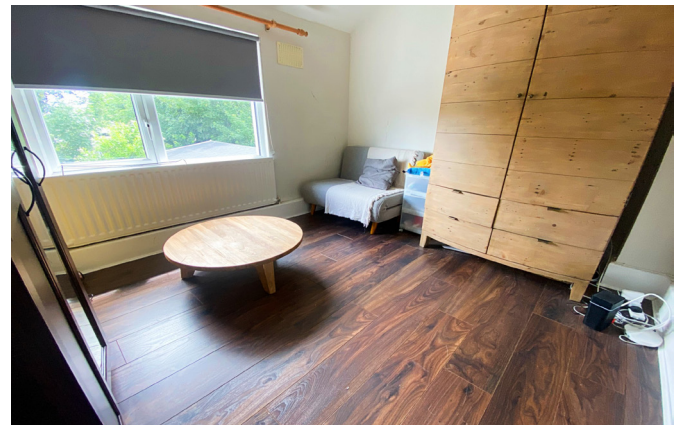
2.9m x 3.3m

Double bedroom to the rear of the property with solid wood flooring.

Office

4.9m x 2.8m

Large office space with wood effect laminate flooring



Floor Plans



Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and estimated where appropriate to provide clarity and save space. Made with Metropix 12/2022.

Negotiator

Eimhin O'Donnell

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Email: eimhin@raycooke.ie



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.

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