

**FOR SALE**

BY PRIVATE TREATY

47 La Touche Road  
Bluebell  
Dublin 12



Two Bedroom Mid Terrace  
c.79sq.m. / 850sq.ft.

**BER** TBC

**Price: €219,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this magnificent three bedroom mid-terraced property located on the ever popular La Touché Road, Bluebell, Dublin 12. Ideally positioned within minutes' walk of The Luas Line. Only 10 minutes' drive from the city centre. The area is well serviced with excellent road networks with the M50/M4/N7/outer ring roads all within striking distance. Interior living accommodation of c. 850 sq ft comprises of entrance hallway, lounge, dining room, kitchen, two large double bedrooms and a main family bathroom. The rear boasts a superb large rear garden with ample space to extend subject to necessary planning permission.

Early interest is sure to be expected, Call Ray Cooke Auctioneers for further information or to arrange viewing!

\*\*Internal Pictures to Follow \*\*

## FEATURES

- c. 850 sq ft
- BERTBC
- 2 Bed / 1 Bath
- Oil fired central heating
- LOCATION LOCATION LOCATION
- Superb front and rear gardens
- Ample scope to extend to the rear (subject to planning permission)
- Block built shed
- Double glazed windows
- 2 minutes' walk to LUAS line.
- The M50 Motorway and city centre within easy reach
- Viewing highly advised!



## ACCOMMODATION

### ENTRANCE HALL

3'2" x 8'5" (1m x 2.6m)

Carpet flooring, access to kitchen/lounge.

### LOUNGE 1

9'8" x 8'8" (3m x 2.7m)

Located to the front of the property, carpet flooring, feature open fireplace.

### LOUNGE 2

9'8" x 13'7" (3m x 4.2m)

Located to the rear of the property, carpet flooring.

### KITCHEN

13'7" x 6'2" (4.2m x 1.9m)

Fully fitted kitchen, tiled flooring, access to rear garden.

### BEDROOM 1

10'8" x 13'1" (3.3m x 4m)

Large master bedroom to the front of the property, carpet flooring.

### BEDROOM 2

11'8" x 8'5" (3.6m x 2.6m)

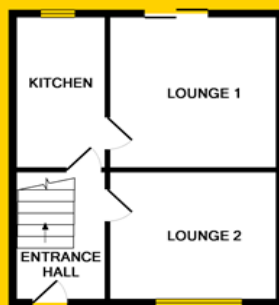
Double room to the rear for the property, carpet flooring.

### BATHROOM

5'5" x 4'5" (1.7m x 1.4m)

Fully fitted bathroom with w.c, whb, bath, tiled flooring.

## FLOOR PLANS



GROUND FLOOR



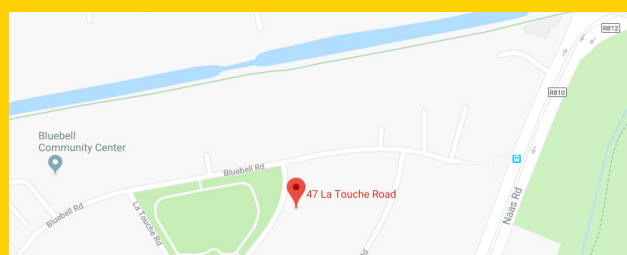
## DIRECTIONS

If travelling on N7 towards City Centre proceed ahead through the traffic light junction at McDonalds Kylemore and follow adjacent to the Luas tracks. At the next traffic light junction turn left and then an immediate right onto bluebell Avenue. Turn right and pass the shopping centre on the left hand side and straight onto La Touche Rd where number 47 will be on your left hand side.

## 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

**Conor Clarke** and he can be contacted on **01 68 75 800 or 086 837 1963.**

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

## MORTGAGES

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