

**FOR SALE**

BY PRIVATE TREATY

**165 Kildare Road  
Crumlin  
Dublin 12**



**2 Bedroom Terraced  
c.70sq.m. / 750sq.ft.**

**BER TBC**

**Price: €229,000**

**raycooke.ie**



## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent two bedroom end of terrace property to the market on Kildare Road, Crumlin, Dublin 12. The location is truly next to none with Crumlin Village a mere 5 minute walk, an abundance of amenities on its doorstep and both the M50 motorway and Dublin's City Centre very easy accessible.

The interior accommodation of 750sq.ft comprises of an entrance hallway, large bright lounge with open fireplace and access to under stairs storage. Kitchen, complete with breakfast bar and access to the additional benefit of a utility room and access to the large south facing rear garden.

Upstairs, there are two spacious double bedrooms with carpet flooring. Both bedrooms are complete with en-suite bathrooms with shower cubicle, w.h.b. and w.c.

No. 165 is presented in beautiful condition throughout and boasts a host of additional features including double glazing windows throughout, gas fired central heating and a large south facing rear garden. Early interest is sure to be seen from 1st time buyers and investors. Call Ray Cooke Auctioneers today for further information!!

## FEATURES

- c.70sq.m (750sq.ft)
- Gas fired central heating
- Double glazed windows throughout
- Fully alarmed
- Utility room
- Two en-suite bathrooms
- Two spacious double bedrooms
- Private rear garden
- South facing rear garden
- Ample on-street parking space
- Within 5 minutes walk of Crumlin Village
- Easy access to M50 motorway
- Dublin's City Centre easy accessible
- Several bus stops close by
- Ideal for both 1st time buyers and investors
- Viewing highly advised!!



# ACCOMMODATION



## FRONT

Mainly in lawn, bisected by concrete steps and pathway. Gated side access leads to south facing rear garden.

## HALLWAY

4'6" x 4'3" (1.4m x 1.3m)

Laminate wood effect flooring, access to lounge and carpeted stairs.

## LOUNGE

15' x 10'8" (4.6m x 3.3m)

Large bright room with laminate wood effect flooring. Feature open fireplace with tiled mantle and surround. Access to kitchen and under stairs storage.

## KITCHEN

10'8" x 5'9" (3.3m x 1.8m)

Fully fitted kitchen with a range of floor and eye level units and breakfast bar. Plumbed for washing machine. Linoleum tile effect flooring. Utility room and access to rear garden.

## BEDROOM 1

11'1" x 10'5" (3.4m x 3.2m)

Large double bedroom to the rear of the property. Carpet flooring and en-suite bathroom with shower cubicle, w.c., and w.h.b.

## BEDROOM 2

10'2" x 10'5" (3.1m x 3.2m)

Large double bedroom to the front of the property. Carpet flooring and en-suite bathroom with shower cubicle, w.c., and w.h.b.

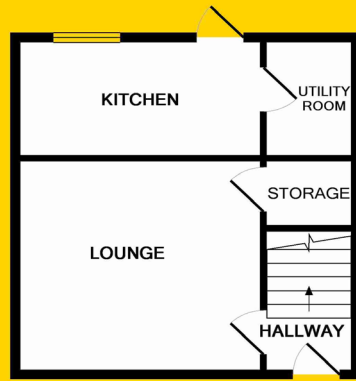
## REAR GARDEN

Large south facing rear garden, mainly in lawn and sided by mature shrubbery. Barna storage shed and gated side access.

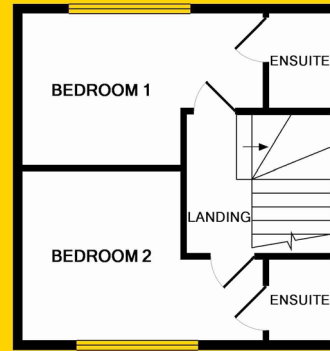




## FLOOR PLANS



GROUND FLOOR



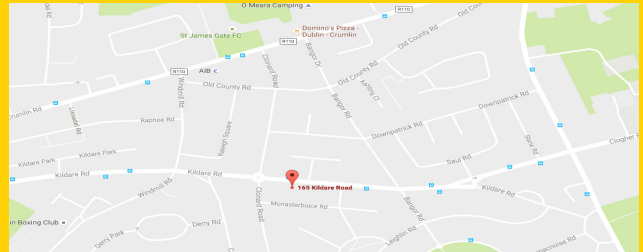
1ST FLOOR

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. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

## DIRECTIONS

Heading south on Bangor Drive, off the Crumlin Road, take the third exit off the roundabout onto Old Country Road. Turn left onto Clonard Road. At the roundabout, take the first exit onto Kildare Road. No. 156 will be on your right hand side, identified by our For Sale sign.

## LOCATION



## 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

Conor Clarke and he can be contacted on 01 687 5800 or 086 837 1963.

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

## MORTGAGES

- Pre-approved Mortgage
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- Choice of Lenders



For further financial advice, please call:  
Sean Kavanagh on 01 40 30 720 or contact him  
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