

FOR SALE

BY PRIVATE TREATY

**40 St Marys Drive
Walkinstown
Dublin 12**



3 Bedroom Terrace
c.112sq.m. / 1,200sq.ft.



Price: €385,000

raycooke.ie

PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this absolute gem of a family home to the market ideally positioned on St. Marys Drive, Dublin 12.

The location speaks volumes about the property as within a stone's throw you will find a range of bus routes to and from Dublin's City Centre, the M50 Motorway is found merely minutes by car along with Our Lady's Children's Hospital, shops & shopping centres and primary & secondary schools all very easily accessible.

Interior living accommodation of c. 1,200sq.ft comprises of entrance hallway with guest wc, lounge, kitchen/dining room, three bedrooms, main family bathroom and an impressive attic conversion. Arguably the finest example to appear in recent months, No. 40 boasts a lengthy list of striking features sure to appeal to a range of prospective buyers.

To the front is a spacious cobblelock driveway with room to park a number of cars and to the rear is a generous workshop with rear laneway access. No expense spared to say the very least - a new bathroom recently fitted upstairs, treble glazed windows newly installed to front and rear, and insulation has been upgraded throughout the property. One not to be missed; Call Ray Cooke Auctioneers for further information or to arrange viewing!!



FEATURES

- c. 1,200sq.ft
- BER D1
- Alarmed
- Immaculately presented
- Oil fired central heating
- Upgraded internal insulation
- Upgraded stove to lounge which also heats the radiators
- Newly fitted triple glazed windows throughout
- Newly fitted bathroom suite
- Generous attic conversion
- Low maintenance rear garden
- Block built workshop (c. 5m x 4.5m) ideal for many uses
- Rear laneway access
- M50 & The Luas within easy reach
- Our Lady's Children's Hospital within arm's reach
- A host of local amenities very easily accessible
- Superb family home
- Early viewing highly recommended!!



ACCOMMODATION

OUTSIDE FRONT

Lengthy cobblelock driveway, walled with pillars and gated entrance. Off-street parking for multiple cars.

ENTRANCE HALL

5.1m x 1.8m

Front storm porch leads to hallway with wood effect laminate flooring, carpet to stairs and landing. Access to guest wc, lounge and dining room/kitchen.

LOUNGE

5m x 4.1m

Large bright reception room with bay window. Feature fireplace with stove that provides heating to all radiators. Double doors to dining area/kitchen.

DINING AREA

3.6m x 3.4m

Bright dining area with wood effect laminate flooring with access to kitchen and double doors to rear garden.

KITCHEN

3.3m x 2.4m

Fully fitted gloss kitchen with a range of floor and eye level units. Wood effect laminate flooring. Tiled splashback and surround. Plumbed for washing machine and dishwasher. Large window overlooking rear garden.

BATHROOM

2.4m x 2.3m

Fully tiled, fully fitted bathroom. With walk-in shower cubicle with Triton electric shower, wc & whb.

BEDROOM 1

3.7m x 3.5m

Double bedroom with wood effect laminate flooring and built-in wardrobes.

BEDROOM 2

4m x 3.7m

Master bedroom to front with wood effect laminate flooring, built-in wardrobes and bright bay window.

BEDROOM 3

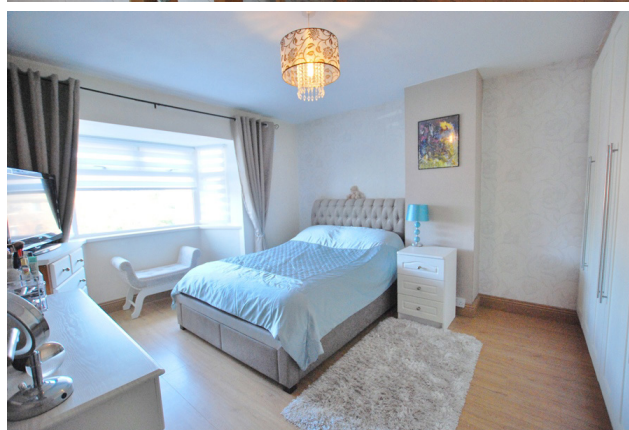
2.9m x 2.3m

Single bedroom with wood effect laminate flooring and built-in wardrobes.

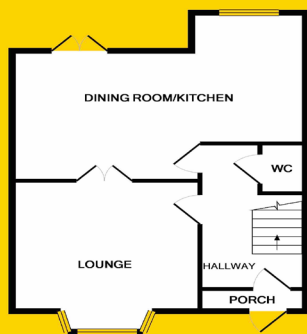
ATTIC CONVERSION

17'3" x 12'4" (5.3m x 3.8m)

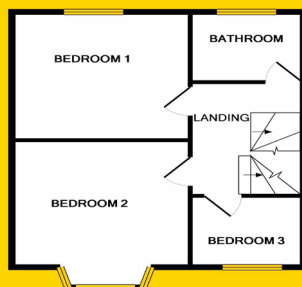
Converted attic room with access from landing. Wood effect laminate flooring, Velux window, eaves storage. Ideal for many uses.



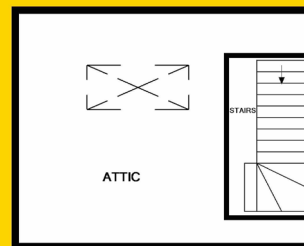
FLOOR PLAN



GROUND FLOOR



1ST FLOOR

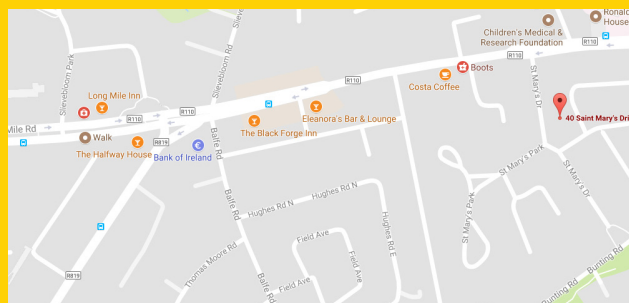


2ND FLOOR

DIRECTIONS

If travelling on Walkinstown Road towards City Centre, at the Long Mile Road traffic light junction turn right on to Drimnagh Road. Proceed ahead passing Costa Coffee on the right hand side and turn right onto St. Marys Drive. No. 40 can be found on the left hand side.

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

Ross McHugh and he can be contacted on **01 40 30 720 or 087 136 8084.**

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

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