

FOR SALE

BY PRIVATE TREATY

91 Rossmore Road
Ballyfermot
Dublin 10
D10 YX76



Two Bedroom Terrace
c.92.9sq.m. /1000sq.ft.



Price: €215,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this extended two bedroom family home to the market on Rossmore Road, arguably the most sought after pocket of Dublin 10. This prime location is ideally positioned on the fringe of Ballyfermot Village with a vast array of amenities very easily accessible. A host of bus routes serving Dublin's City Centre along with the M50 Motorway and Parkwest/Cherry Orchard Train Station can all be found close by. Internal living accommodation of c. 900 sq ft comprises of entrance hallway, lounge, guest wc, extended kitchen, two double bedrooms and upstairs wc/bathroom. The front overlooks picturesque parkland and offers off street parking. The magnificent rear garden has been meticulously maintained and is enhanced by a sunny westerly orientation. An ideal home for any first time buyer looking to step onto the property ladder - viewing is highly advised!

FEATURES

- c. 900 sq ft
- BER E2
- Extended to rear
- Gas fired central heating
- uPVC double glazed windows throughout
- Front storm porch
- Bright dual aspect lounge
- Downstairs guest wc
- 2 large double bedrooms
- Ample wardrobe space
- Lengthy manicured rear garden
- Sunny westerly aspect
- Prime location on the fringe of Ballyfermot Village
- A host of local amenities all found within walking distance
- M50 Motorway @ Parkwest/Cherry Orchard Train Station close by
- Viewing highly advised!



ACCOMMODATION

FRONT

Overlooking parkland, concrete gated driveway with steps to raised front entrance.

HALLWAY

12'1" x 6'5" (3.7m x 2m)

Front storm porch, laminate flooring, access to lounge, guest wc, and extended kitchen.

LOUNGE

22'6" x 9'8" (6.9m x 3m)

Laminate flooring, dual aspect, feature fireplace with gas fire.

KITCHEN

19'x 8'8" (5.8m x 2.7m)

Extended to rear, fitted kitchen units, liner floor, tiled splashback, and access to rear garden.

BEDROOM 1

15'x 11'4" (4.6m x 3.5m)

Double bedroom, facing front of the property, with laminate flooring, built in wardrobes, and two bright windows.

BEDROOM 2

12'1'x 8'8" (3.7m x 2.7m)

Double bedroom facing the rear of the property, carpet flooring, and built in wardrobes.

WC/BATHROOM

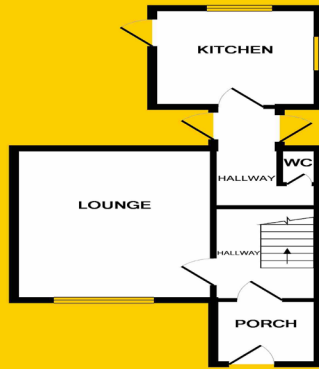
Seperate tiled rooms, with whb and bath.

REAR

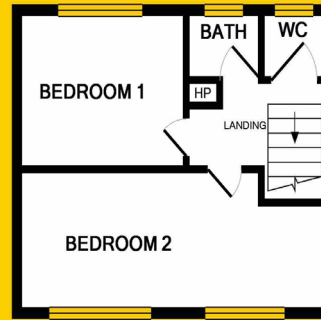
Fully walled and lenghtly rear garden, beautifully manicured, and sunny westerly orientation.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

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 Ross@raycooke.ie and he will contact you in due course.



MORTGAGES

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For further information or advice, please call:
01 6875800

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CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie



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