

FOR SALE

BY PRIVATE TREATY

28 Tyrconnell Park
Inchicore
Dublin 8



Three Bedroom Terrace
c.85sq.m. /915sq.ft



Price: €365,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this magnificent three bedroom family home to the market located just off Tyrconnell Road, Inchicore. This mature, sought after and well established neighbourhood boasts every conceivable amenity within arm's reach including local shops, schools, bars, restaurants and leisure facilities. Dublin's City Centre is very easily accessible within minutes by bus and Luas(The Luas only a 10 minute walk away).

Living accommodation of c. 915 sq ft comprises of entrance hallway, lounge, dining room, extended kitchen/breakfast room, three bedrooms(2 double/1 single)and main family bathroom.No.28 is presented in stunning condition throughout having been meticulously maintained by its current owner and boasts an endless list of additional features including double glazed windows, gas fired central heating and a kitchen/breakfast room extension. Early viewing is highly advised, call Ray Cooke Auctioneers today!

FEATURES

- c. 915 sq ft
- Immaculate condition throughout
- Gas fired central heating
- Double glazed windows
- Kitchen/breakfast room extension to rear
- Fully tiled bathroom suite
- Low maintenance gated front driveway
- Off street parking
- Private rear patio area
- Dublin's City Centre within easy reach
- Bus routes and The Luas all within minutes walk
- Viewing highly advised!



ACCOMMODATION

ENTRANCE HALL

10'4" x 5'5" (3.2m x 1.7m)

Entered through front storm porch, tiled to floor. Access to dining room.

LOUNGE

11'8" x 10'8" (3.6m x 3.3m)

Tiled to floor with feature fireplace.

KITCHEN/BREAKFAST ROOM

18'3" x 8'5" (5.6m x 2.6m)

Extended room to the rear of the property. Tiled to floor and to splashback. Fully fitted kitchen with ample worktop and storage space. Side access to rear.

DINING ROOM

18'0" x 10'1" (5.5m x 3.1m)

Tiled to floor. Doorway to kitchen and open access to lounge.

BEDROOM 1

8'5" x 7'2" (2.6m x 2.2m)

Single room to the front of the property. Laminate to floor and blinds.

BEDROOM 2

10'8" x 8'8" (3.3m x 2.7m)

Double room to the front of the property, laminate to floor and blinds.

BEDROOM 3

10'4" x 9'8" (3.2m x 3m)

Double room to the rear of the property, laminate to floor, blinds and wall of built in wardrobes.

BATHROOM

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

Fully tiled to all floor and walls. Fitted with wc, whb and shower cubicle with tritan shower.

OUTSIDE FRONT

Low maintenance cobblelock driveway with off street parking. Gated to front.

OUTSIDE REAR

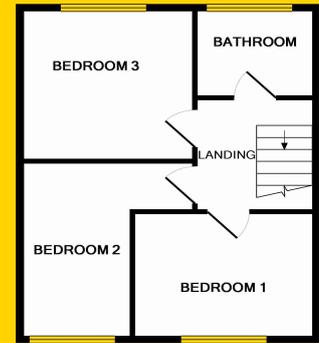
Low maintenance cobblelock, walled and not overlooked.



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

From Naas Road enter Inchicore passing The Black Horse Inn on the right hand side. Proceed ahead on Tyrconnell Road passing The Apple Green filling station on the left and then The Church on the left. At the next traffic light junction turn left onto Tyrconnell Park and at the T-junction turn left again. No. 28 can be found on the right 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

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.

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
01 40 30 720 or 087 99 44 036

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