

**FOR SALE**

BY PRIVATE TREATY

9 Walkinstown Parade  
Walkinstown  
Dublin 12



Two Bedroom End of Terrace  
c.69.7sq.m. / 750sq.ft.



Price: €269,000

raycooke.ie

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this two bedroom end of terrace property to the market in this mature and most central location. Walkinstown Parade is tucked away just off Walkinstown Avenue and is at the hub of numerous transport links including the N7, M50 Motorway, Bluebell Luas Stop and a choice of bus routes serving Dublin's City Centre. Many convenience stores and larger shopping centres such as The Ashleaf Shopping Centre are found within walking distance and a selection of leisure facilities and primary & secondary schools also serve the area.

Internal living accommodation of c. 750 sq ft comprises of entrance hallway, lounge, kitchen/dining room, two double bedrooms and main family bathroom. No. 9 has been freshly painted throughout and is a blank canvas ready for its new owner to apply their own stamp. The rear of the property is not overlooked and boasts an enviable westerly orientation attracting sun throughout the day. Viewing is highly advised - Call Ray Cooke Auctioneers today!.

## FEATURES

- c. 750 sq ft
- Freshly painted
- Double glazed windows
- Gas fired central heating
- 2 double bedrooms
- Generous rear garden
- Not overlooked to rear
- Sunny westerly orientation
- Magnificent location
- Within easy reach of the N7, M50 & The Luas
- Local shops & schools easily accessible
- Prime for 1st time buyers
- Viewing highly advised!





## ACCOMMODATION

### FRONT

Overlooking green area, side lawn garden, gated pedestrian entrance, on street parking.

### ENTRANCE HALL

5'2" x 4'5" (1.6m x 1.4m)

Tiled flooring, access to lounge, carpet to stairs.

### LOUNGE

13'7" x 12'4" (4.2m x 3.8m)

Laminate flooring, feature fireplace, access to kitchen.

### KITCHEN

Fully fitted kitchen, tiled flooring and splashback, under stairs storage, access to rear garden.

### REAR

Walled and fenced, not overlooked, lawn and paved area, barn shed.

### BEDROOM 1

10'4" x 7'8" (3.2m x 2.4m)

Double room to the rear of the property, carpet flooring, built in wardrobes.

### BEDROOM 2

11'1" x 9'8" (3.4m x 3m)

Double room to the front of the property, carpet flooring, built in wardrobes.

### BATHROOM

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

Fully tiled, fully fitted with w.c, whb and walk in shower.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

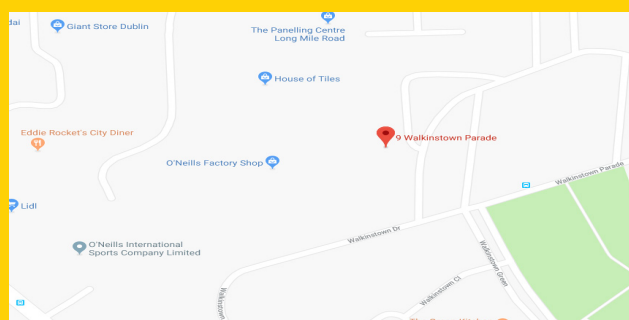
## DIRECTIONS

If approaching Walkinstown Roundabout from Cromwellsfort Road take the third exit onto Walkinstown Avenue. Proceed ahead and at the traffic light junction turn right onto Walkinstown Green. Turn left onto Walkinstown Drive and then left onto Walkinstown Parade. No. 9 can be found on the 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

- 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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