

FOR SALE

BY PRIVATE TREATY

**9 Brookhaven Drive
Blanchardstown
Dublin 15
D15YY2P**



Three Bedroom Semi-Detached
c.92.90sq.m /1000sq.ft



Price: €295,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers are delighted to present this spacious three bedroom semi-detached family home to the Dublin 15 market. This superb property also benefits a large garage to the side which would suit a variety of uses.

Brookhaven is ideally located close to numerous amenities, such as Blanchardstown Shopping Centre, Connolly Hospital and the National Aquatic Centre. It is also beside the M50, which links to the city centre and the national road network. The area is well serviced by a number of buses, and train services are available from Castleknock and Coolmine. No. 9 will be sure to interest those who are seeking a superbly located home.

Bright and spacious living accommodation of 1000 sq. ft. comprises of Storm porch, entrance hallway, living room to the front, fully fitted kitchen and sitting room all located downstairs. Upstairs hosts 3 good sized bedrooms with built in wardrobes and a family bathroom. This superb 3 bed is in need of some upgrades but comes to the market in good condition throughout & benefits gas fired central heating, sunny rear garden area, double glazed windows and a garage to the side which would suit a variety of uses.

No. 9 will appeal to first time buyers, those looking to upsize or downsize, and investors.

Viewing is highly recommended so contact Ray Cooke Auctioneers for a viewing today!

FEATURES

1000 sq.ft

BER – E1

3 bed 1 bath

Semi Detached house

Gas fired central heating

Double glazed windows throughout

Excellent primary & secondary schools in the area

Close to bus routes and train stations

Close to Blanchardstown Shopping Centre

Convenient location with easy access to the M50 & M3 motorways

Ideal for first time buyers, families & Investors

Early viewing highly advised!!



ACCOMMODATION



HALLWAY

13'4" x 5'9" (4.1m x 1.8m)

Access from Storm Porch, Timber flooring with access to the kitchen and lounge.

LOUNGE

4'3" x 5'9" (4.1m x 1.8m)

Timber flooring with access to living room.

LIVING ROOM

14'7" x 8'5" (4.5m x 2.6m)

Timber flooring with access to kitchen.



KITCHEN / DINING ROOM

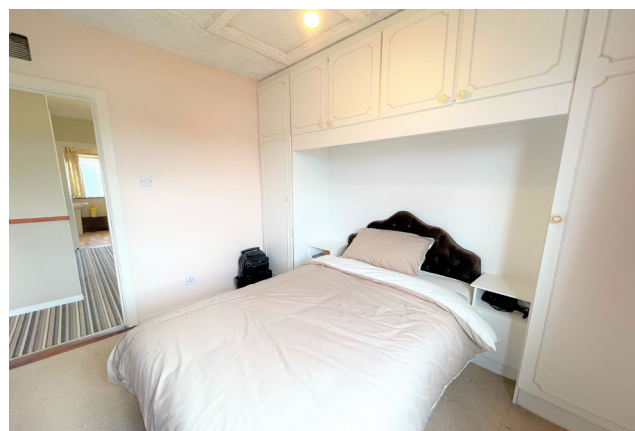
15'1" x 9'5" (4.6m x 2.9m)

Timber flooring with floor and eye level units and access to the rear garden.

BEDROOM 1

15'1" x 9'2" (4.9m x 2.8m)

Double bedroom to the front of the property with timber flooring, TV point and built in wardrobes.



BEDROOM 2

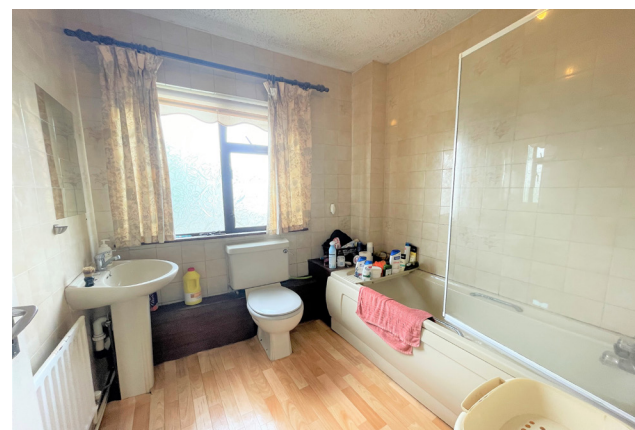
13'4" x 8'5" (4.1m x 2.6m)

Double bedroom to the rear of the property with built in wardrobes.

BEDROOM 3

10'2" x 8'8" (3.1m x 2.7m)

Double bedroom to rear of the property with carpet to floor and built in wardrobes.

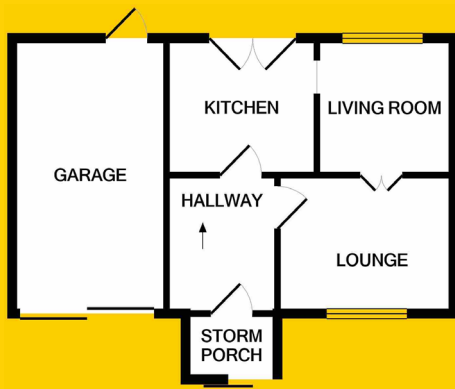


BATHROOM

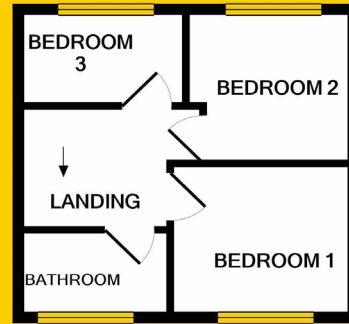
7'5" x 7'2" (2.3m x 2.2m)

Bathroom to the rear of the property with, WC, WHB, tiled walls and bath with shower.





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

John Sullivan and he can be contacted on

01 699 5050 or 086 0469458

Alternatively you can send an email to

john.sullivan@raycooke.ie and we will contact you.



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