

**FOR SALE**

BY PRIVATE TREATY

**15 Bannaville  
Ranelagh  
Dublin 6  
D06 XT29**



Two Bedroom End of Terrace  
c. 76.6sq.m / 1825sq.ft



**Price: €475,000**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this FANTASTIC two bedroom end of terraced property to the market on the ever popular 15 Bannaville, Ranelagh, Dublin 6. The property is located in the desirable Bannaville area. The myriad delights of the city centre are less than 15 minutes' walk away and ever fashionable Ranelagh Village with its host of eateries and boutiques are within a 10-minute walk. The property is also well served by public transport with the LUAS stops in Ranelagh and Charlemont nearby. There is also a good selection of bus routes available on both Rathmines and Ranelagh Roads. Belgrave Square Park with its recently refurbished children's playground is at the top of the road and there is a host of excellent schools nearby.

Bright and spacious internal living accommodation totals c. 825 sq ft and comprises of entrance hallway, lounge, extended kitchen, dining room, two spacious bedrooms and main family bathroom. To the rear of the property is a small maintenance free rear garden with access to the lane at the rear. No. 15 is in superb condition after being completely renovated by its current owners and is ready to walk into. Viewing is highly advised; Call Ray Cooke Auctioneers today for further information!

## FEATURES

- c. 825 sq ft
- Fantastic property
- Cul-de-sac location
- Gas fired central heating
- NEWLY Fitted windows
- EXTENDED KITCHEN
- 15Min Walk from city Centre
- Residents Disc Parking (Subject to DCC approval)
- Highly sought after location
- LOCATION LOCATION LOCATION





## ACCOMMODATION



### HALL

Laminate flooring with access to lounge, kitchen/dining.

### LOUNGE

Bright lounge to the front of the property with carpet flooring.

### KITCHEN

Fully fitted kitchen with eye and floor level units, tiled flooring, access to bathroom, open plan to dining area with laminate flooring and sliding doors to rear garden.

### BEDROOM 1

Double bedroom to the rear of the property, top quality curtains and carpet with feature fireplace.

### BEDROOM 2

Double bedroom in front of the property with top quality carpet and feature fireplace.

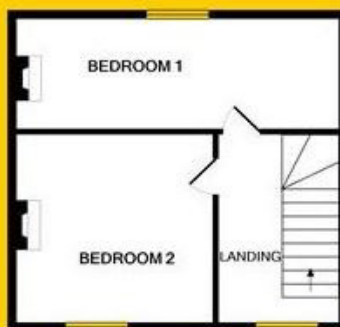
### BATHROOM

Fully tiled bathroom suite, with wc, whb, and 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

Conor Clarke and he can be contacted on  
**01 9089300 or 086 8371963**

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



## MORTGAGES

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