

FOR SALE

BY PRIVATE TREATY

27 Kylemore Avenue
Ballyfermot
Dublin 10
D10 YW68



Two Bedroom Terrace House
c.81.2sq.m /875.sq.ft



Price: €219,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this extended 2/3 bedroom family home to the market on Kylemore Avenue, Ballyfermot. Dublin 10 is well serviced with excellent public transport links including the 18, 25N, 40, 76, 76A, 79, 79A bus routes. The Chapelizod bypass & M50 motorway are both very easily accessed and Liffey Valley Shopping Centre is within arm's reach. Ballyfermot offers a range of excellent facilities including a choice of well esteemed primary & secondary schools along with Ballyfermot College of Further Education, a variety of sports & leisure facilities and local shops + convenience stores. Internal living accommodation of c. 875 sq ft comprises of front porch, entrance hallway, parlour room in use as a 3rd bedroom, lounge, extended kitchen/dining room, family bathroom and two bedrooms. To the rear is an extra large garden with Patio, Lawn area and a block built shed with plumbing and electricity. No. 27 is presented in turn-key condition having been meticulously maintained over the years and boasts top quality flooring, built in storage and off street parking. Absolutely ideal for first time buyers looking to make that first step onto the property ladder but equally likely to be popular with investors due to the attractive yields on offer locally. Early viewing is highly advised. Call RAY COOKE AUCTIONEERS today for further information.

FEATURES

- C. 875 SQ FT
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- OFF STREET PARKING TO THE FRONT
- EXTENDED FRONT PORCH
- GENEROUS LOUNGE
- EXTENDED KITCHEN/DINING ROOM
- FULLY TILED BATHROOM SUITE
- FRONT PARLOUR ROOM CURRENTLY IN USE AS 3RD BEDROOM
- BLOCK BUILT SHED TO REAR IDEAL FOR A VARIETY OF USES
- EXTRA LONG REAR GARDEN WITH PATIO AND LAWN
- MATURE AND SETTLED AREA
- SOUGHT AFTER LOCATION WITHIN EASY REACH OF DUBLIN'S CITY CENTRE
- OPPOSITE GREEN AREA
- A HOST OF BUS ROUTES WITHIN WALKING DISTANCE
- A VARIETY OF ESSENTIAL LOCAL AMENITIES ALL CLOSE BY
- ABSOLUTELY PRIME FOR FIRST TIME BUYERS
- INVESTOR INTEREST GUARANTEED
- VIEWING HIGHLY ADVISED



ACCOMMODATION

KITCHEN/DINING ROOM

14'4" x 11'3" (4.4m x 3.4m)

Lounge room to rear, tiled floor and splash back. Glass panelled door to rear garden.



LOUNGE

11'8" x 15'7" (3.6m x 4.8m)

Spacious room to centre of the property. Laminate flooring, fireplace offers a great centrepiece. double doors to kitchen.



BATHROOM

6'8" x 4'9" (2.1m x 1.5m)

Fitted bathroom suite with shower, wc, whb and top quality blind.



BEDROOM 1

15'7" x 11'1" (4.8m x 3.4m)

Double bedroom to the front of the property. Built in wardrobes and laminate flooring.

BEDROOM 2

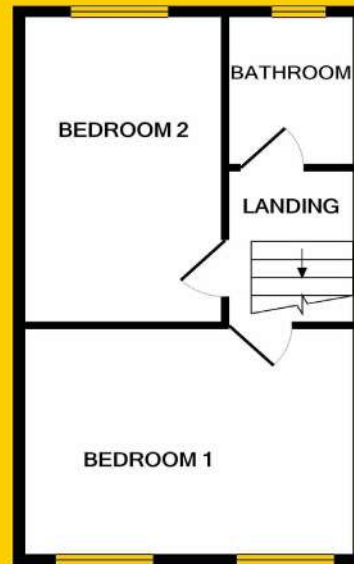
10'2" x 9'4" (3.1m x 2.8m)

Double bedroom to the rear of the property. Laminate flooring, built in wardrobes and top quality curtains.





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

James Dronney and he can be contacted on 01 4599288 or 0861409043

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



MORTGAGES

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For further information or advice, please call:
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