

FOR SALE

BY PRIVATE TREATY

**7 Broombridge Road
Cabra
Dublin 7
D07N4X0**



Two Bedroom Mid-Terrace
c. 70.61sq.m / 760sq.ft



Price: €315,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers are delighted to present this superb, 2 bedroom mid terraced property to the market in the ever popular & sought after location of Broombridge Road, Cabra.

The location is next to none with Cabra being a well-established and mature area which is located close to the City Centre and Phibsboro Village with a host of amenities including shops, schools, Grangegorman DIT and restaurants. There is an excellent transport network close by, including the new Cross City LUAS and also a regular bus service on the doorstep.

Interior living accommodation of c. 760 sq.ft comprises of entrance hallway, living room, open plan dining/kitchen, wet room all located downstairs. Upstairs hosts 2 double bedrooms and a main bathroom with shower.

No 7. Comes to the market in need of cosmetic modernization however boasts a large rear garden, double glazed windows, wet room and gas fired central heating. This fine property will appeal to all types of buyers including first time buyers and Investors!

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

FEATURES

c. 760 sq.ft

BER E2

Ample off street parking

Extended to rear

Generous sized bedrooms

Large rear garden

Fully fitted kitchen

Double & single glazed windows

Mature and sought after area

Excellent primary & secondary schools in the area

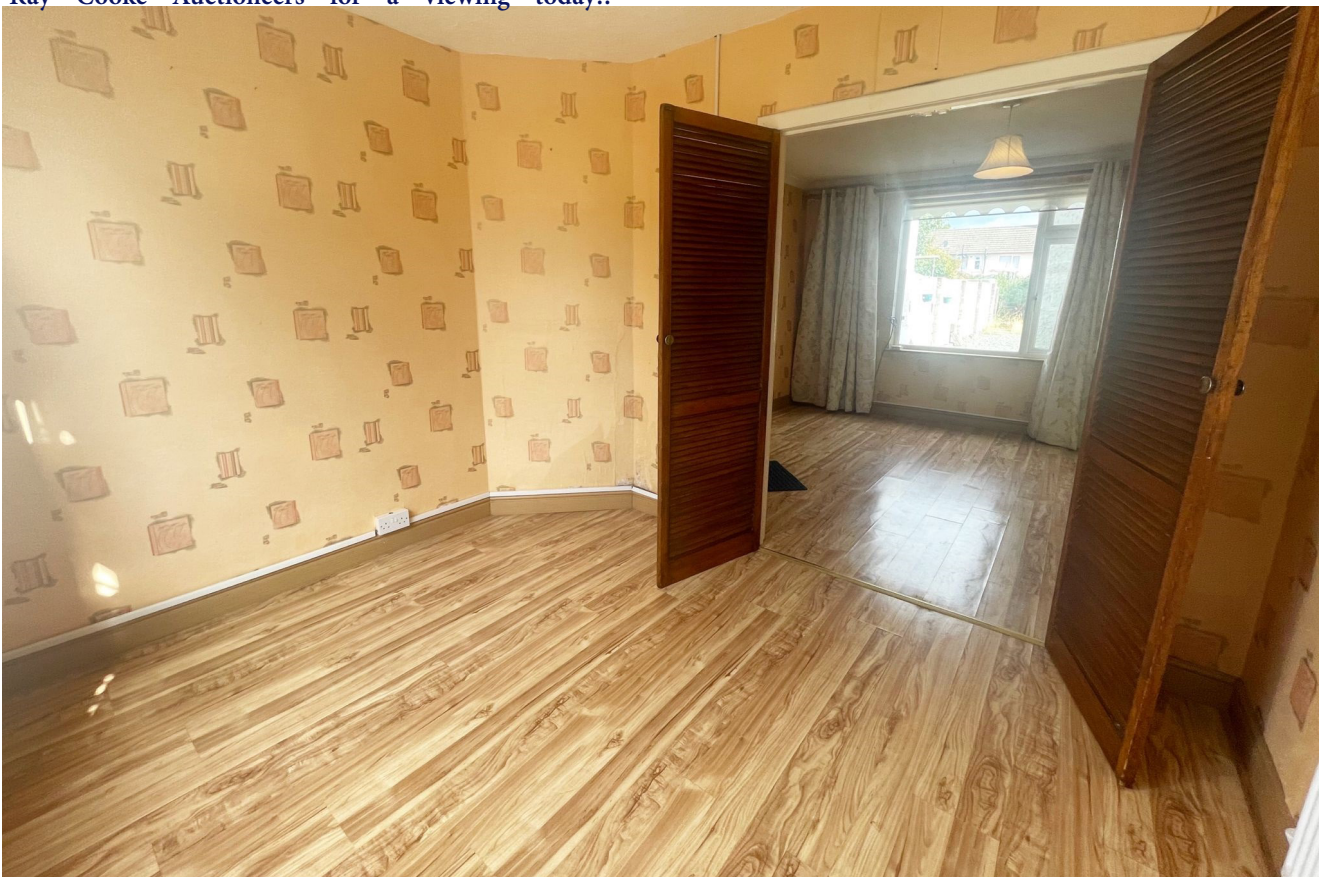
Fantastic location

Easy access to M50 motorway

Bus routes to City Centre close by

LUAS stop closeby

Early viewing highly advised!!



ACCOMMODATION



HALLWAY

9'1" x 3'2" (2.8m x 1.0m)

Laminate flooring with access to kitchen and stairs. Carpet to stairs.

LOUNGE

9'1" x 10'1" (2.8m x 3.1m)

Lounge to the front of the property with laminate flooring.

LIVING ROOM / KITCHEN

11'1" x 16'0" (3.4m x 4.9m)

Living / Kitchen to the rear of the property with laminate flooring. Kitchen has fitted units and access to wet room.



WET ROOM

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

Tiled flooring with tiled splashback.

BEDROOM 1

10'8" x 12'7" (3.3m x 3.9m)

Double bedroom to the front of the property with laminate flooring.



BEDROOM 2

9'5" x 10'8" (2.9m x 3.3m)

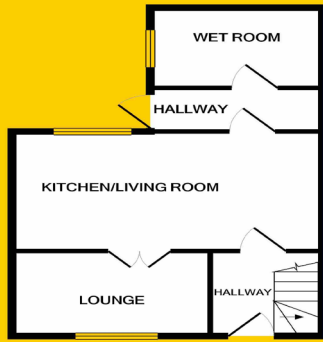
Double bedroom to the rear of the property with laminate flooring.

BATHROOM

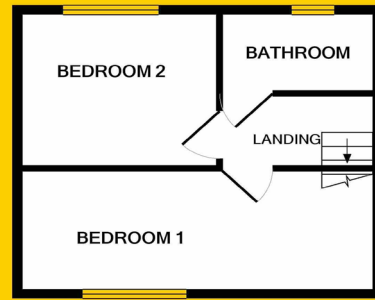
6'2" x 4'9" (1.9m x 1.5m)

Fully tiled 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

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.



MORTGAGES

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For further information or advice, please call:
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