

**FOR SALE**

BY PRIVATE TREATY

**18 Croftwood Crescent  
Cherry Orchard  
Dublin 10  
D10E934**



Three Bedroom Mid Terraced  
c.83.15sq.m /895sq.ft



**Price: €225,000**

PSR Licence Number 002307

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic three-bedroom mid-terraced property to the market on the hugely popular Croftwood Crescent, Ballyfermot, Dublin 10. Tucked away on a mature and quiet cul de sac this location is next to none with a host of amenities close by such as schools, churches, shops and sports grounds to name but a few. It is situated just a 15-minute drive from Dublin City Centre & has great public transport links within walking distance, & a host of bus routes locally.

Bright and spacious living accommodation of 895 sq.ft comprises of, entrance hall, kitchen/ dining, lounge to the front of the property, three bedrooms and main family bath. To the rear you will find a spacious bright and sunny garden along with gated off street parking to the front. No. 18 boasts double glazed windows and gas fire central heating making this the ideal family home. Early interest is expected. Call Ray Cooke Auctioneers for further information!!

## FEATURES

- C. 895 sqft
- BER - D2
- Gas Fired Central Heating
- New boiler just installed
- Fully alarmed
- 3 large bedrooms & 1 bathrooms
- Double Glazed windows
- Large private rear garden
- Gated off street parking
- Fantastic location
- Mature and highly sought-after road
- FIRST TIME BUYERS DREAM
- Host of bus routes on your door step
- Call Ray Cooke Auctioneers today for more information!



## ACCOMMODATION

### HALLWAY

5'5" x 19'0" (1.7m x 5.8m)

Laminate flooring.

### LOUNGE

15'09" x 11'4" (4.6m x 3.5m)

Laminate flooring with open fire.

### KITCHEN

10'4" x 16'7" (3.2m x 5.1m)

Laminate flooring and fitted kitchen.



### BEDROOM 1

13'7" x 9'1" (4.2m x 2.8m)

Double bedroom to the front of the property with laminate flooring and fitted wardrobes.

### BEDROOM 2

10'8" x 10'1" (3.3m x 3.1m)

Double bedroom to the rear of the property with laminate flooring and fitted wardrobes.



### BEDROOM 3

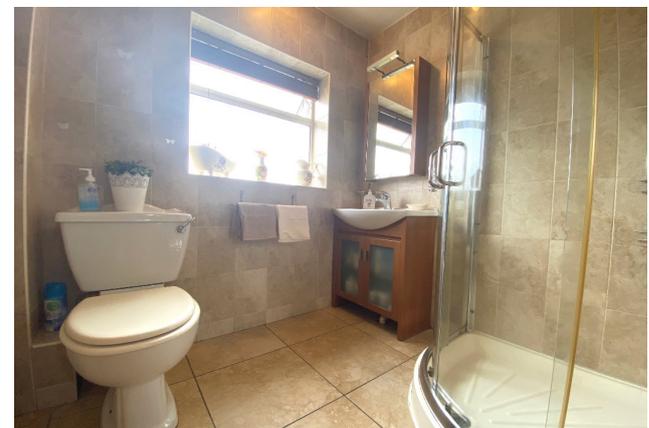
9'8" x 7'5" (3.0m x 2.3m)

Single bedroom to the front of the property with laminate flooring and fitted wardrobes.

### BATHROOM

6'2" x 6'5" (1.9m x 2.0m)

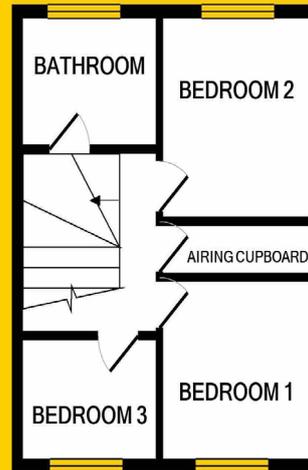
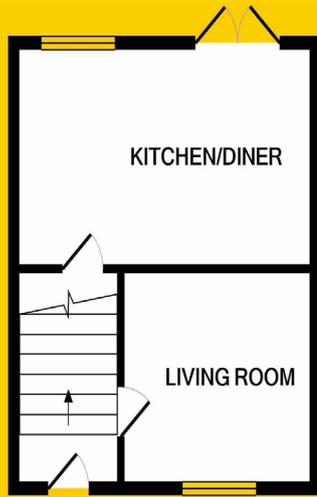
Fully tiled with WC, wash hand basin and shower.



### REAR GARDEN

North east facing garden, low maintenance.





## 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

Alanna Tyrrell and she can be contacted on 01 4030720 or 086 0606879

Alternatively you can send an email to [Alanna.tyrrell@raycooke.ie](mailto:Alanna.tyrrell@raycooke.ie) and we will contact you.



## MORTGAGES

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**01 40 30 720**

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