

**FOR SALE**

BY PRIVATE TREATY

231 Kildare Road  
Crumlin  
Dublin 12  
D12V6Y7



Two Bedroom Mid Terrace  
c.69.7sq.m. /750sq.ft.

**BER** TBC

**Price: €255,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this two bedroom mid-terraced property to the market on Kildare Road ideally situated in Crumlin, Dublin 12. The location is truly next to none as you are a mere 5 minute walk from Crumlin Village and its abundance of amenities and both the M50 motorway and Dublin's City Centre are very easily accessible.

Interior living accommodation of c. 750 sq. ft. comprises of entrance hallway, lounge, kitchen with access to the garden, Guest WC, two double bedrooms and a fully tiled main bathroom. No 231 also benefits double glazed windows throughout an abundance of under stair storage and a sunny rear garden. Early interest is sure to be seen from both 1st time buyers & investors, call Ray Cooke Auctioneers for further information.

## FEATURES

- c. 750 sq ft
- Gas fired central heating
- Double glazed windows throughout
- Feature fireplace
- FIRST TIME BUYERS DREAM
- Two double bedrooms
- Private sunny rear garden
- LOCATION LOCATION LOCATION
- Within 5 minutes' walk of Crumlin Village
- M50 motorway and Dublin's City Centre easily accessible
- Ideal for both 1st time buyers and investors!
- Viewing highly advised!!!





# ACCOMMODATION



## HALLWAY

3'2" x 3'9" (0.99m x 1.19m)

Timber flooring with carpet to stairs and landing, access to lounge.

## LOUNGE

15'4" x 12'4" (4.7m x 3.2m)

Bright lounge with timber flooring, double glazed windows, feature fireplace, TV point and access to kitchen.

## KITCHEN

5'9" x 10'8" (1.84m x 3.3m)

Fully fitted kitchen with a range of eye and floor level units with tiled flooring, access to rear garden.

## BATHROOM

4'1" x 2'7" (1.27m x 0.83m)

Fully fitted bathroom with w.c, whb and shower unit, fully tiled.

## BEDROOM 1

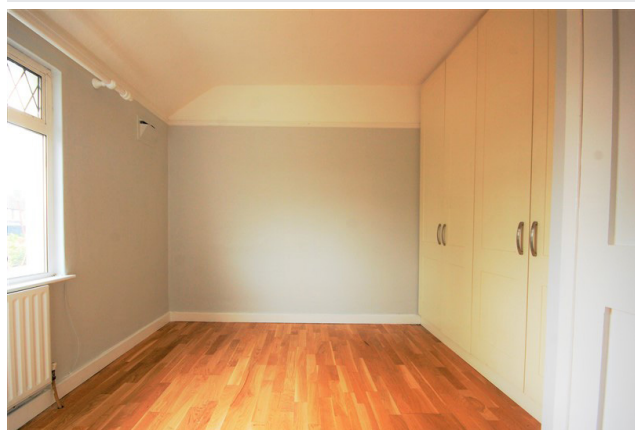
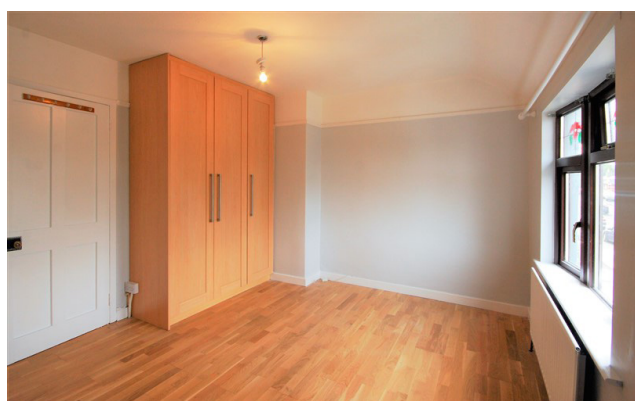
8'2" x 9'5" (2.5 x 2.9m)

Double bedroom to the rear of the property with timber flooring, double glazed windows, built in wardrobes and access to ensuite.

## BEDROOM 2

10'8" x 13'7" (3.3m x 4.2m)

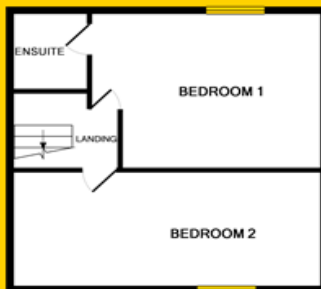
Double bedroom to the front of the property with timber flooring, double glazed windows and built in wardrobes.



## FLOOR PLANS



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 01 687 5800 or 086 837 1963.

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



## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further financial advice, please call:  
Sean Kavanagh on 01 40 30 720 or contact him  
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