

**FOR SALE**

BY PRIVATE TREATY

64 Mount Argus Road  
Harold's Cross  
Dublin 6W  
D6W YK23



Three Bedroom Semi Detached  
c.134sq.m /1,442.sq.ft



**Price: €675,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fabulous extended three bedroom semi-detached property with a large attic conversion (currently in use as a 4th bedroom) to the market in the ever popular Mount Argus Road Harold's Cross, Dublin 6W. The words "LOCATION LOCATION LOCATION" spring to mind when introducing this property. No. 64 is conveniently located on Mount Argus Road and can be accessed via Kimmage Road Lower and Mount Argus Park. Harold's Cross, Kimmage and Terenure are only a stone's throw away. There is excellent public transport links to and from Dublin city centre with numerous bus routes along Kimmage Road and is close to every conceivable amenity including local shops, restaurants and excellent schools.

Bright and spacious living accommodation comprises of entrance hall, LARGE EXTENDED kitchen/dinning, 2x lounge's, two double bedrooms, one single bedroom and a main family bathroom. Large front and rear gardens and the property also has the added bonus of not being overlooked to the rear. No. 64 comes to the market in SMASHING condition and has clearly been meticulously maintained by its current owner and boasts an ideal opportunity for a keen first time buyer to take that step onto the property ladder. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- C. 1442 sq. ft.
- Pristine condition throughout
- Turn key condition
- NEWLY FITTED KITCHEN
- NOT OVERLOOKED TO THE REAR
- Magnificent property
- Black built shed to the rear
- LOCATION LOCATION LOCATION
- Double glazed windows throughout
- Mature & peaceful surroundings
- Every conceivable amenity within walking distance
- Viewing highly advised



## ACCOMMODATION

### HALLWAY

15'7" x 14'1" (4.8m x 4.3m)

Timber flooring, carpet to stairs and landing, access to lounge, kitchen, and guest wc.

### LOUNGE 1

15'7" x 13'4" (4.8m x 4.1m)

Bright lounge to the front of the property with timber flooring, feature fireplace and sliding doors to second lounge.



### KITCHEN

16'4" x 21'9" (5.0m x 6.7m)

Fully fitted extended kitchen with eye and floor level units, tiled flooring, dining area and double doors to rear garden.

### LOUNGE 2

13'4" x 10'8" (4.1m x 3.3m)

Second lounge with timber flooring, feature fireplace and open plan to kitchen/dining room.



### BEDROOM 1

15'0" x 10'8" (4.6m x 3.3m)

Double bedroom to the rear of the property with timber flooring and built in wardrobes.

### BEDROOM 2

11'4" x 13'1" x (3.5m 4.0m)

Double bedroom to the front of the property with timber flooring and built in wardrobes.



### BEDROOM 3

6'8" x 6'8" (2.1m x 2.15m)

Single bedroom to the front of the property with timber flooring.

### ATTIC

18'3" x 14'4" (5.6m x 4.4m)

Attic converted and currently in use as fourth bedroom with timber flooring.

### BATHROOM

9'1" x 6'5" (2.8m x 2.0m)

Fully fitted bathroom with w.c, w.h.b and bath, tiled flooring.

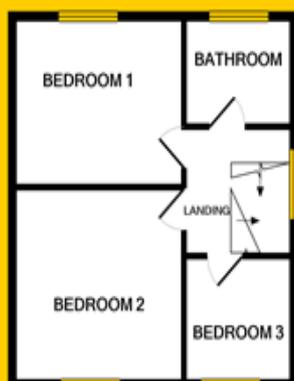
### GARDEN

Not over looked, block built shed to the rear.

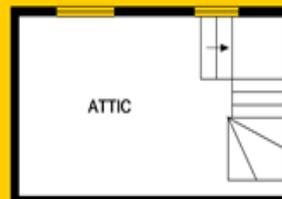




GROUND FLOOR



1ST FLOOR



2ND 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](mailto:Conor@raycooke.ie) and we will contact you.



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