

**FOR SALE**

BY PRIVATE TREATY

48 Thomond Road  
Ballyfermot  
Dublin 10



2 Bedroom Terraced  
c.79sq.m. /850sq.ft

**BER** TBC

Price: €149,000

raycooke.ie

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this two bedroom mid-terrace property to the market on the hugely popular Thomond Road, Ballyfermot. The 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 like the Luas & a host of bus routes.

No.48 comes to the market in need of modernisation throughout but boasts magnificent potential for any keen 1st time buyer.

Living accommodation comprises of entrance hall, lounge, kitchen/diningroom, two large double bedrooms and main family bathroom. Thomond Road finds itself in constant demand as it is within walking distance of shops, schools and the red Luas line as well as a number of bus routes on your door step.

Call Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- Fantastic location
- c. 850 sq ft
- Within walking distance of The Luas
- Gas Fire Central Heating
- Private rear garden
- Off street parking
- Block built shed
- Mature development
- 2 bed / 1 bath
- Double glazed windows
- Fully fitted bathroom
- Highly sought after location



## ACCOMMODATION

### KITCHEN

12'7" x 12'1" (3.9m x 3.7m)

Laminate flooring , fully fitted kitchen

### LOUNGE

21'6" x 10'4' (6.6m x 3.2m)

Carpet flooring, feature open fire place, access to kitchen

### BEDROOM 1

9'1" x 13'4' (2.8m x 4.1m)

Double room, to front of property, carpet floor

### BEDROOM2

10'8" x 13'1" (3.3m x 4.0m)

Carpet floor, Double room

### LOUNGE/DINING

17'7" x 12'1" (5.4m x 3.7m)

Timber flooring. Feature fireplace with electric fire. Dual aspect with two bright windows. Access to kitchen.

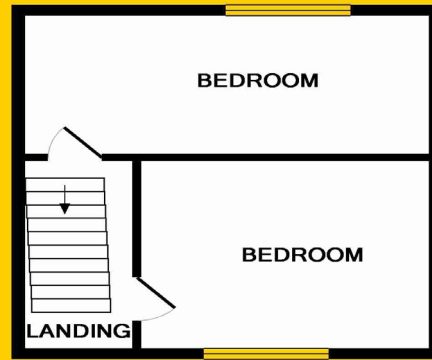
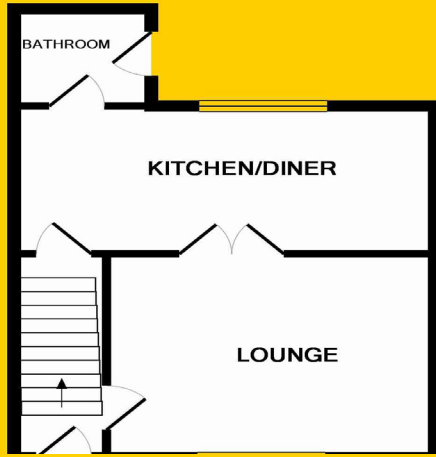
### KITCHEN

7'8" x 6'8" (2.4m x 2.1m)

Tiled floor and splashback. Fitted shaker style kitchen with ample units and worktop space.



## FLOOR PLANS



OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

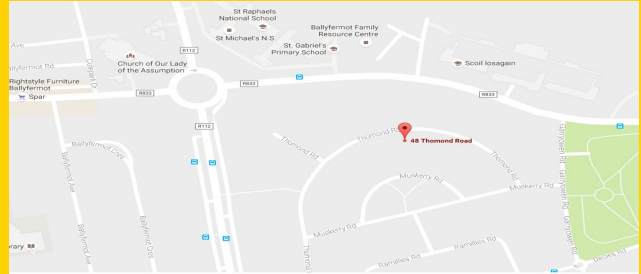
## DIRECTIONS

From the Naas Road, Turn Left onto Kylemore Road, Continue down Kylemore Road all the way to the roundabout, at the roundabout take the 4th exit and stay on Kylemore Road, Turn left onto Landen Road then a second left onto Thomond Road and No.48 is directly on your right hand side.

## 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.

## LOCATION



## NEGOTIATOR

Conor Clarke and he can be contacted on **01 4599288 or 086 837 1963.**

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

## MORTGAGES

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Financial Services Ltd

For further financial advice, please call:  
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