



**For Sale** *By Private Treaty*

**33 Millmount Avenue  
Drumcondra  
Dublin 9  
D09X863**

**2 Bedroom | 1 Bathroom | Terrace | 88 sq.m**

**Guide Price: €515,000**



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## Description

Ray Cooke Auctioneers are delighted to introduce this stunning, period style 2-bedroom terraced property to the market ideally situated in Drumcondra on a terrace of red brick houses built in the early 1900's.

The location is second to none being within walking distance of the city centre and convenient to the numerous shops, cafes, bars and restaurants Drumcondra Village has to offer. Dublin City University is within easy reach with a variety of sports clubs, national and secondary schools locally. The Four Courts, King's Inns, Beaumont Hospital and the Mater Hospital are all easily accessible. Griffith Park and the Botanic Gardens are also close by. For those travelling further afield the M50, M1 and Dublin Airport are only a short distance away. The area is very well serviced by public transport, through the many bus routes which pass close by and Drumcondra Rail station nearby

Bright & spacious internal living accommodation of c. 88 sqm comprises of large entrance hallway, two living rooms being separated with double doors and both with feature fireplaces, kitchen to the rear all located downstairs. Upstairs hosts 2 generous sized double bedrooms, and a fully tiled bathroom with bath & shower. The rear garden is a low maintenance walled yard which is not directly overlooked with the added bonus of a block built shed and pedestrian rear access to a private gated lane way.

This superb period style property comes to the market in turn key condition and benefits from double-glazed sash windows, quality flooring throughout, gas fired central heating, 2 large double bedrooms and a large attic with scope to convert.

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

## Features

- 88Sq.M
- BER E2
- 2 bed/ 1 bath
- Period style home
- Red brick façade
- Large attic with scope to convert
- Excellent condition throughout
- 2 large double bedrooms
- Rear pedestrian access
- Low maintenance rear garden with block built shed
- Gas fired central heating
- Feature fireplace in both living rooms
- Quality flooring throughout
- Double-glazed sash window throughout
- On street disc parking
- Central Location off Drumcondra Road
- Beside DCU College and Botanic Gardens
- Local shops and amenities close by
- Early viewing highly advised!!



## Accommodation

### Entrance Hall

5.8m x 1.4m

Laminate flooring with access to living room, lounge and kitchen. Carpet to stairs.

### Lounge

3.3m x 3.5m

Lounge to the front of the property, feature fire place with laminate flooring and access to the living room.

### Living Room

4.0m x 3.5m

Lounge to the rear of the property, feature fire place with laminate flooring.

### Kitchen

3.7m x 2.5m

Kitchen with floor and eye level units, laminate flooring and access to rear garden.

### Bedroom 1

4.7m x 3.5m

Large double room to the front of the property and carpet to floor.

### Bedroom 2

3.4m x 3.1m

Double room to the rear for the property with carpet to floor.

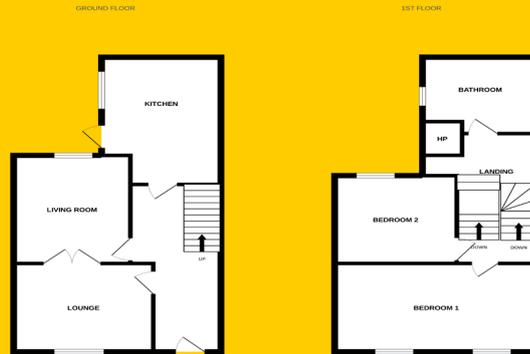
### Bathroom

2.1m x 2.4m

Fully fitted with w.c, whb, bath and fully tiled.



## Floor Plans



### Negotiator

**John Sullivan**

01 699 5050 or 086 046 9458

Email: [john.sullivan@raycooke.ie](mailto:john.sullivan@raycooke.ie)



### 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.

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Please call: **01 40 30 720 or 087 99 44 036**

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