

FOR SALE

BY PRIVATE TREATY

126 Ballyfermot Crescent
Ballyfermot
Dublin 10



Three Bedroom Terrace
c. 83.6sq.m. / 900sq.ft.

BER TBC

Price: €239,000

raycooke.ie

PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning extended three bedroom end of terrace property to the market on the hugely popular Ballyfermot Crescent, 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 Liffey Valley shopping centre and a host of bus routes. Bright and spacious living accommodation of 900sq.ft comprises of front porch, entrance hall, extended kitchen, under stairs storage, large lounge with open plan to original parlour, two double and one single bedrooms, main family bathroom and a stunning large private rear garden. Perfect for entertaining on a summers evening. No. 126 boasts double glazed windows, gas fire central heating and a HUGE garden. Early viewing is highly advised.

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



FEATURES

- - Fantastic location
- EXTENDED KITCHEN
- c. 900 sq ft
- Gas Fire Central Heating
- Private rear garden
- Off street parking
- Mature development
- 3 bed / 1 bath
- Double glazed windows
- Fully fitted bathroom
- Highly sought after location
- A host of bus routes on your door step



ACCOMMODATION



HALLWAY

5'6" x 9'5" (1.7m x 2.9m)

Front porch. Laminate flooring. Carpet to stairs.

LOUNGE

12'1" x 14'8" (3.7m x 4.5m)

Laminate flooring. Feature electric fireplace. Access to kitchen.

KITCHEN

19'7" x 13'5" (6.0m x 4.1m)

Fully fitted kitchen. Dining area. Access to lounge.

LOUNGE

9'8" x 9'2" (3.0m x 2.8m)

Laminate flooring. TV room to the front of the property.

BEDROOM 1

11'5" x 10'8" (3.5m x 3.3m)

Laminate flooring. Double room to front. Built in wardrobes.

BEDROOM 2

10'5" x 9'2" (3.2m x 2.8m)

Laminate flooring. Double room to rear.

BEDROOM 3

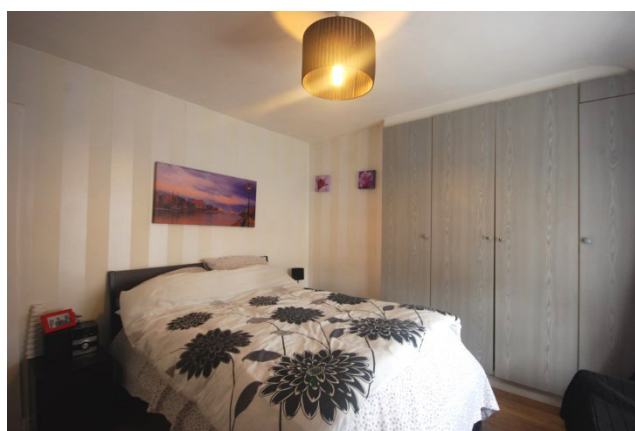
6'9" x 6'2" (2.1m x 1.9m)

Single room to rear. Laminate flooring.

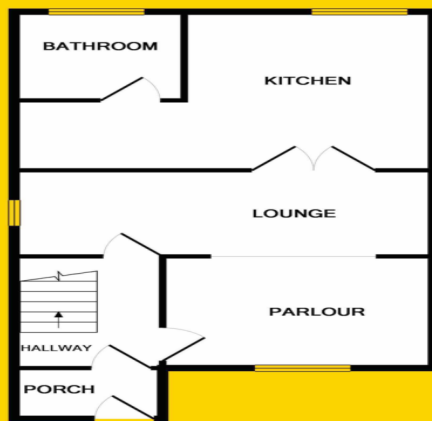
BATHROOM

8'9" x 6'2" (2.7m x 1.9m)

Fully fitted bathroom with wc, sink and bath.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

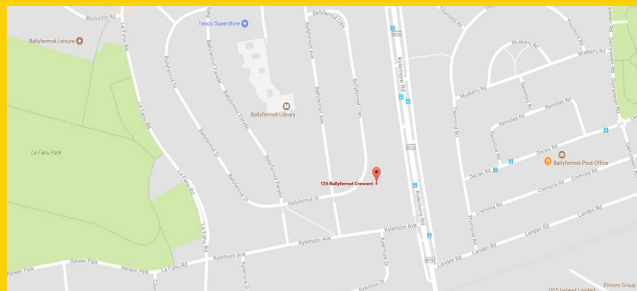
LOCATION

From the Naas Road, turn left onto Kylemore Rd, continue all the way until the roundabout. Take your first exit into Ballyfermot Village. Continue straight and then turn left onto Ballyfermot crescent. Take a left again and no.126 will be 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 01 687 5800 or 086 837 1963.

Alternatively you can send an email to 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 by email to sean@raycooke.ie

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