

**FOR SALE**

BY PRIVATE TREATY

293 Landen Road  
Ballyfermot  
Dublin 10  
D10HA25



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

**BER** TBC

**Price: €199,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to bring this two bedroom terraced property to the market located on the very popular Landen Road. The location is next to none with a host of amenities close by such as schools, churches, shops, sports grounds etc. to name a but a few. Situated just a 15 minute drive from Dublin City Centre, this one has great public transport links and is within walking distance of the LUAS & a host of bus routes.

Bright and airy interior living accommodation consists of entrance hallway porch, kitchen, lounge/dining room, main family bathroom, and two double bedrooms. To the rear of the property is a south facing rear garden that is no overlooked. No. 293 is in need of modernisation but has the potential to be a fantastic family home. Certain to be a hit with a wide range of buyers, Call Ray Cooke Auctioneers today for further information or to arrange a viewing!

## FEATURES

- BER tbc
- Two double bedrooms
- Highly sought after location
- LOCATION LOCATION LOCATION
- Off street parking to front
- Walled to rear
- Within walking distance of the LUAS
- HUGE POTENTIAL FOR 1ST TIME BUYERS & INVESTORS!!!



## ACCOMMODATION

### HALLWAY

9'8" x 5'5" (3.0m x 1.7m)

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

### LOUNGE

10'1" x 8'8" (3.1m x 2.7m)

Bright lounge to the front of the property, lino flooring and T.V point.

### KITCHEN

10'8" x 15'7" (3.3m x 4.8m)

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

### BEDROOM 1

11'4" x 12'4" (3.5m x 3.8m)

Double bedroom to the front of the property, lino flooring.

### BEDROOM 2

8'8" x 6'5" (2.7m x 2.0m)

Double bedroom to the rear of the property, lino flooring.

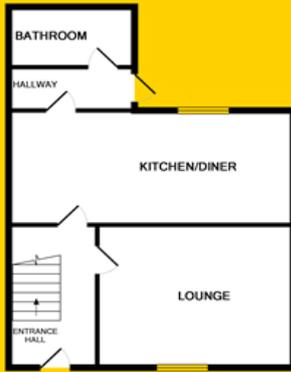
### BATHROOM

6'5" x 4'9" (2.0m x 1.5m)

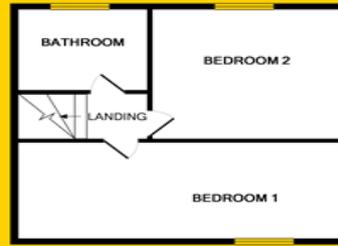
Fully fitted bathroom with w.c, whb and bath with lino flooring.



## 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

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- Choice of Lenders



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