

**FOR SALE**

BY PRIVATE TREATY

**49 La Touche Road  
Bluebell  
Dublin 12**



**Three Bedroom Terraced  
c.100.7sq.m. /1,085sq.ft**



**Price: €170,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this three bedroom terraced property to the market located on La Touche Road, Bluebell. The location is next to none as you are a mere couple of minutes walk from the Bluebell Luas Stop and a host of bus routes bringing you directly into Dublin's City Centre. The M50 and N7 road networks are both only minutes by car and a host of local shops, schools, churches, bars and leisure facilities are all found within arm's reach.

Interior living accommodation of c. 1,085 sq ft comprises of front storm porch, entrance hallway, lounge, living room, extended kitchen, three bedrooms and main family bathroom. No. 49 has undergone renovations in recent years including front and rear extensions and newly fitted windows throughout. It currently requires interior upgrading along with some TLC but can be easily transformed into a magnificent family home. Interest is sure to be seen from both 1st time buyers and investors, call Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- In need of interior upgrades
- c. 1,085 sq ft
- Gas fired central heating
- Double glazed windows
- Extended to front
- Kitchen extension to rear
- Off street parking
- Not overlooked to front
- Highly sought after location
- Within walking distance of The Bluebell Luas Stop
- Within easy reach of M50 Motorway & N7
- Ideal for both 1st time buyers and investors!





## ACCOMMODATION

### ENTRANCE HALL

13'4" x 6'2" (4.1m x 1.9m)

Tiled flooring, entered through front storm porch. Carpet to stairs. Understairs storage press. Access to living room.

### LIVING ROOM

16'7" x 11'8" (5.1m x 3.6m)

Timber flooring, feature fireplace. Double doors to lounge and to kitchen.

### LOUNGE

16'7" x 10'1" (5.1m x 3.1m)

Timber flooring, bright bay window.

### KITCHEN

11'4" x 10'1" (3.5m x 3.1m)

Extended kitchen to the rear of the property. Tiled floor and splashback, fitted units and access to rear.

### BEDROOM 1

7'5" x 6'8" (2.3m x 2.1m)

Single bedroom to the front of the property, laminate flooring.

### BEDROOM 2

10'8" x 9'5" (3.3m x 2.9m)

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

### BEDROOM 3

11'8" x 8'2" (3.6m x 2.5m)

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

### BATHROOM

7'5" x 5'5" (2.3m x 1.7m)

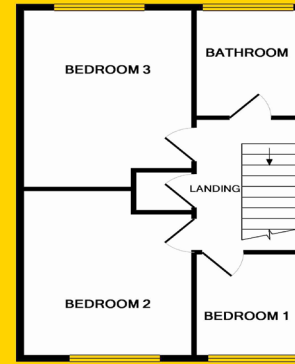
Fully tiled bathroom. Fitted with w.c., w.h.b and shower cubicle.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

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.

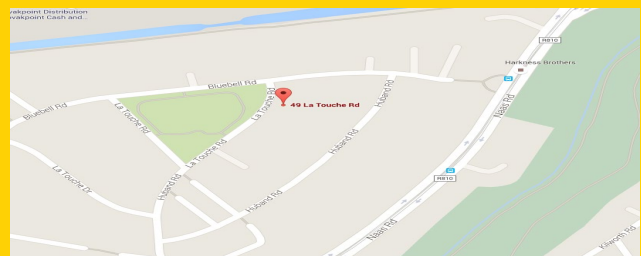
## DIRECTIONS

If travelling on N7 towards City Centre proceed ahead through the traffic light junction at McDonalds Kylemore and follow adjacent to the Luas tracks. At the next traffic light junction turn left and then an immediate right onto Bluebell Avenue. Turn right and pass the shopping centre on the left hand side and onto La Touche Road. No. 49 can be found towards the end of the road on the 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

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

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

## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:  
**01 40 30 720 or 087 99 44 036**

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