

**FOR SALE**

BY PRIVATE TREATY

145 Palmerstown Avenue  
Palmerstown  
Dublin 20  
D20 CX54



Three Bedroom Terraced  
c.97sq.m. /1,050sq.ft.

**BER** TBC

**Price: €315,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic three bedroom mid-terrace family home to the market with the advantage of a LARGE ATTIC CONVERSION ( could be used as a 4th bedroom ) located in the highly sought after Palmerstown Avenue, Palmerstown, D20

The location of Palmerstown Avenue could not be better with every conceivably local amenity schools, shops and all bus routes within walking distance and the M50 motorway a mere two min drive away.

Bright and spacious living accommodation comprises of front porch entrance hall, extended kitchen, first lounge to the front of the property with the second lounge at the back of the property, guest wc, three double bedrooms, LARGE ATTIC CONVERSION ( could be used as a 4th bedroom and a main family bathroom. The property also comes with a LARGE sunny garden to the rear with access to the lane at the rear and ample parking to the front.

No. 145 comes to the market in good condition and boasts an ideal opportunity to secure the perfect family home. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 1050sq.ft
- Gas fired central heating
- Double glazing throughout
- Rear access
- LOCATION LOCATION LOCATION
- Large REAR GARDEN
- LARGE ATTIC
- 3 bed / 2 bath
- Ample off street parking
- Highly sought after location
- Only a stone's throw from M50 Motorway
- Within walking distance of Palmerstown Shopping Centre
- Every conceivable local amenity within arm's reach
- Early viewing highly advised!





## ACCOMMODATION

### HALLWAY

4.1m x 2m

Wood effect laminate flooring, carpet to stairs and landing. Access to lounge and kitchen.

### LOUNGE 1/DINING

3.6m x 3.8m

First lounge to the front of the property with wood effect laminate flooring and feature open fireplace. Ample space for a dining table and chairs.

### KITCHEN

1.9m x 4.1m

Fully fitted kitchen with wood effect laminate flooring. A range of floor and eye level units. Plumbed for washing machine. Access to guest WC and rear garden.

### LOUNGE 2

3.6m x 3.8m

Second lounge to the rear of the property with wood effect laminate flooring and feature open fireplace.

### BEDROOM 1

2.8m x 2.5m

Single bedroom to the front of the property with carpet flooring.

### BEDROOM 2

2.7m x 3.6m

Double bedroom to the front of the property with carpet flooring.

### BEDROOM 3

3.8m x 3.9m

Double bedroom to the rear of the property with carpet flooring and feature open fireplace.

### BATHROOM

1.7m x 1.9m

Fully tiled bathroom with electric shower, bath, WC and WHB.

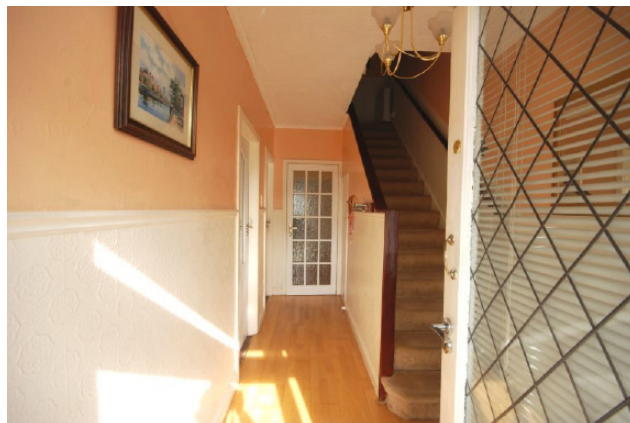
### ATTIC

6.1m x 3.2m

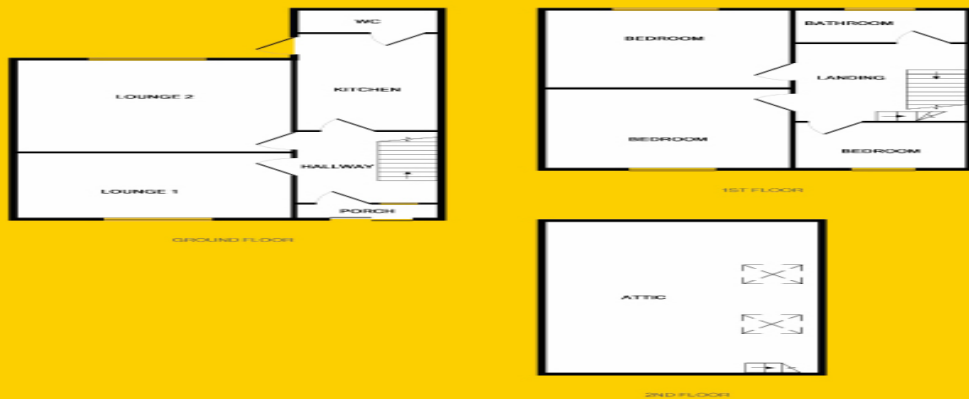
Large attic currently in use as forth bedroom. Wood effect laminate flooring and storage space in eaves.

### REAR

Large sunny rear garden mainly in lawn sided by concrete pathway. Barna storage shed. Access to laneway at the rear.



## 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.  
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## 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 01-6788500 or 086 8371963

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



## MORTGAGES

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



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