

**FOR SALE**

BY PRIVATE TREATY

28 Thomond Road  
Ballyfermot  
Dublin 10  
D10DV79



Three Bedroom Semi Detached  
c.83.6sq.m /900.sq.ft



Price: €215,000

raycooke.ie

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing no. 28 Thomond Road to the market in Ballyfermot, Dublin 10. This superb two bedroom property has been freshly painted throughout and is truly ready to walk into. Internal living accommodation of c.900sqft comprises of front porch, lounge with under stairs storage, extended kitchen/dining room with separate bathroom and two double bedrooms. Dublin 10 is well serviced with excellent public transport links including the 18, 25N, 40, 76, 76A, 79, 79A bus routes. The Chapelizod bypass & M50 motorway are both very easily accessed and Liffey Valley Shopping Centre is within arm's reach. Ballyfermot offers a range of excellent facilities including a choice of well esteemed primary & secondary schools along with Ballyfermot College of Further Education, a variety of sports & leisure facilities and local shops + convenience stores.

No. 28 boasts off street parking to the front and a generous south facing rear garden. An attractive proposition for both first time buyers & investors - Viewing is highly advised.

## FEATURES

- c. 900 sq ft
- BER E1
- Gas fired central heating
- New gas boiler
- Freshly painted throughout
- Double glazed windows
- Separate porch area
- Large lounge with under stairs storage
- Extended kitchen/bathroom area
- 2 large double bedrooms
- Generous rear garden
- Sunny southerly orientation
- Mature and settled area
- Sought after location within easy reach of Dublin's City Centre
- A host of bus routes within walking distance
- A variety of essential local amenities all close by
- Absolutely prime for first time buyers
- Investor interest guaranteed
- Viewing highly advised



## ACCOMMODATION

### FRONT

Low maintenance front driveway.

### HALLWAY

Tiled porch/ hallway area and access to lounge.

### LOUNGE

Laminate flooring, understairs storage, feature fireplace, stairway to first floor and double door access to extended kitchen.

### KITCHEN/DINING

Fitted kitchen units, tiled floor and splash back, door to rear garden and access to bathroom.

### BATHROOM

Fully tiled fitted with wc, whb and bath with mira shower.

### BEDROOM 1

Double bedroom to the front of the property, two bright windows, mirrored sliding wardrobes and laminate flooring.

### BEDROOM 2

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

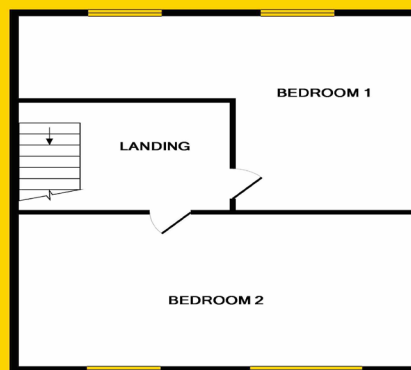
### REAR

Generous rear garden, fully walled with cobblelock areas and sunny south westerly aspect.





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

Ross McHugh and he can be contacted on 01 4030720 or 0871368084.

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



## MORTGAGES

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