

**FOR SALE**

BY PRIVATE TREATY

23 Blackditch Road  
Ballyfermot  
Dublin 10  
D10 CH05



Two Bedroom Mid Terraced  
c.83.6sq.m. /900sq.ft.

**BER** TBC

**Price: €219,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this STUNNING three bedroom extended mid-terraced property to the market on the hugely popular Drumfinn Road, Ballyfermot, Dublin 10. 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 & a host of bus routes.

Bright and spacious living accommodation of 900sq. ft comprises of, entrance hall, kitchen/ dining with access to the rear, LARGE lounge to the front of the property, three bedrooms ( 2 Doubles / 1 Single ), a main family bathroom and a LARGE private rear garden with ample space to extend. No. 18 boasts double glazed windows, gas fire central heating and a HUGE garden with potential to extend further subject to planning permission. Early viewing is highly advised. Call Ray Cooke Auctioneers 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
- 2 bed / 2 bath
- Double glazed windows
- Fully fitted bathroom
- Highly sought after location
- A host of bus routes on your door step



## ACCOMMODATION

### HALLWAY

6'2" x 8'8" (1.9m x 2.2m)

Carpet flooring with access to lounge and kitchen.

### LOUNGE 2

14'1" x 16'4" (4.3m x 5.0m)

Large bright lounge with laminate flooring, feature electric fireplace, double doors to kitchen.

### KITCHEN

8'8" x 15'4" (2.7m x 4.7m)

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

### LOUNGE 1

14'1" x 16'4" (4.3m x 5.0m)

Large bright lounge to the front of the property with carpet flooring.

### BEDROOM 1

11'1" x 16'4" (23.4m x 5.0m)

Large double bedroom to the front of the property with laminate flooring and built in wardrobes.

### BEDROOM 2

8'8" x 11'4" (2.7m x 3.5m)

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

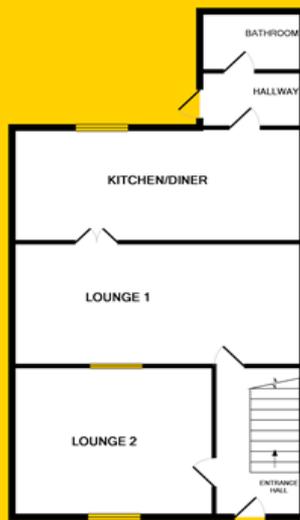
### BATHROOM

5'2" x 7'2" (1.6m x 2.2m)

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



## 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

- Pre-approved Mortgage
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- 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](mailto:sean@raycooke.ie)

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