

Ray Cooke.

www.raycooke.ie

PSR Licence Number 002307



For Sale *By Private Treaty*

**152 Marigold Court
Darndale
Dublin 17
D17NX62**



Scan to view Property

3 Bedroom | 1 Bathroom | Mid - Terrace | 80 sq.m

Guide Price: €225,000



Description

RAY COOKE AUCTIONEERS are proud to present this superb 3-bedroom mid terrace property to the Dublin 17 property market.

This fantastic home is ideally located close to a wealth of local amenities to include Coolock, Beaumont & Santry Villages. There is also an excellent catchment of schools and parks close by. DCU, The M1 & M50 motorways, The Port Tunnel, Dublin Airport are all but a short drive away. There is an excellent bus service offering a high frequency service to the City Centre.

Internal living accommodation of c. 80 sqm comprises of storm porch, large living room with feature fireplace, fully fitted kitchen and dining area all located downstairs. Upstairs hosts 3 bedrooms and a fully tiled main bathroom with bath and electric shower. This fine property benefits upgraded quality flooring, recently upgraded fully tiled bathroom, gas fired central heating, double glazed windows, front driveway and a low maintenance rear garden.

No 152 comes to the market in excellent condition throughout, and its ideal location close to a range of amenities and transport routes will be sure to appeal to a range of buyers.

Call Ray Cooke Auctioneers for further information or to arrange viewing!

Features

- 80 sqm
- BER D1
- 3 bed / 1 bath
- Mid terrace house
- Large front driveway
- Low maintenance rear garden
- Quality flooring throughout
- Gas fired central heating
- Built in wardrobes
- Double glazed windows throughout
- Excellent catchment of schools close by
- Fantastic location
- Bus routes and local shops close by
- DCU, The M1 and The Port Tunnel are all within minutes
- Close to Coolock, Beaumont & Santry Villages
- Early viewing highly advised!



Accommodation

Storm Porch

1.2m x 1.4m

Laminate flooring with access to living room and kitchen.

Living Room

4.1m x 5.8m

Living room to the front of the property, feature fire place with laminate flooring and access to the kitchen.

Kitchen

3.4m x 3.4m

Kitchen to the rear of the property, fully fitted with and eye and floor leve units, tiled flooring and acces to rear. Carpet to Stairs

Bedroom 1

3.3m x 4.3m

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

Bedroom 2

4.2m x 2.5m

Double room to the rear for the property with laminate flooring and built in wardrobes.

Bedroom 3

3.3m x 2.6m

Double room to the front for the property with laminate flooring.

Bathroom

1.7m x 1.9m

Fully fitted with w.c, whb, bath with shower fittings and fully tiled.



Floor Plans



Negotiator

John Sullivan

01 699 5050 or 086 046 9458

Email: john.sullivan@raycooke.ie



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.

**Ray
Cooke.**
Financial Services

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

Mortgages

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

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

**Ray
Cooke.**

Residential & Commercial Property Advice

Sales | Lettings | Property Management | Valuations | Mortgages



These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.