

**FOR SALE**

BY PRIVATE TREATY

**81 Palmerstown Avenue  
Palmerstown  
Dublin 20  
D20 VY83**



Three Bedroom End of Terrace  
c./97.5sq.m. / 1,050sq.ft.



**Price: €325,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic three bedroom end of terrace family home to the market 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, kitchen/dinning, first lounge to the front of the property with the second lounge at the back of the property, three double bedrooms and a main family bathroom. The property also comes with a LARGE sunny garden to the rear and ample parking to the front. No. 81 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
- BLOCK BUILT SHED
- 3 bed / 1 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

### ENTRANCE HALL

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

Laminate flooring, access to lounge and kitchen, carpet on stairs and lounge.

### LOUNGE

11'8" x 12'4" (3.6m x 3.8m)

Timber flooring, feature open fireplace, double doors to kitchen/dining/lounge 2.

### KITCHEN

6'2" x 16'7" (1.9m x 5.1m)

Fully fitted kitchen, lino flooring dining area, access to garden.

### LOUNGE 2

12'4" x 12'7" (3.8m x 3.9m)

Carpet flooring, feature electric fireplace, double doors to lounge 1, to the rear of the property.

### BEDROOM 1

10'1" x 11'1" (3.1m x 3.4m)

Double room to the rear of the property, built in wardrobes, carpet flooring.

### BEDROOM 2

8'8" x 11'8" (2.7m x 3.6m)

Double room to the front for the property, carpet flooring, built in wardrobes.

### BEDROOM 3

9'1" x 8'2" (2.8m x 2.5m)

Single room to the front for the property, carpet flooring.

### BATHROOM

5'5" x 6'2" (1.7m x 1.9m)

Fully fitted bathroom, wc, whb and shower unit, fully tiled.



## FLOOR PLANS



1ST FLOOR

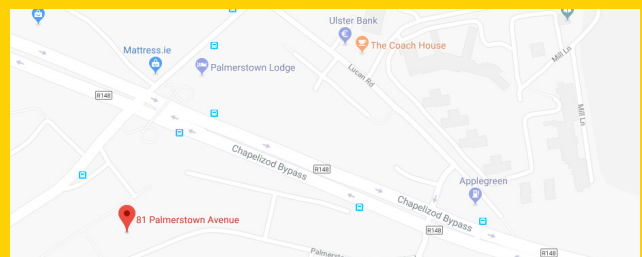
## DIRECTIONS

If travelling from Ballyfermot proceed on Ballyfermot Road passing Cherry Orchard on the left hand side. Continue onto Kennelsfort Road Upper and into Palmerstown. Proceed ahead passing the Topaz Garage and take the next right after the silver granite pub. Follow the road straight taking your second left and left again onto Palmerstown Avenue, where you will find number 81 on your 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

**Conor Clarke** and he can be contacted on **01 68 75 800 or 086 837 1963.**

Alternatively you can send an email to **conor@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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