

**FOR SALE**

BY PRIVATE TREATY

21 Phoenix Street  
The Ranch  
Ballyfermot  
Dublin 10



Two Bedroom Mid Terrace  
c.49.7.sq.m. /535sq.ft.

**BER** TBC

**Price: €199,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this STUNNING two bedroom mid-terraced property to the market on the hugely popular 21 Phoenix Street, The Ranch, 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 800sq. ft comprises of, entrance hall, kitchen/ dining with utility room, lounge to the front of the property, two bedrooms, main family bathroom and a small yard to the rear. No. 21 boasts double glazed windows, gas fire central heating and is in fantastic condition. Early viewing is highly advised. Call RayCooke Auctioneers for further information or to arrange viewing!!

## FEATURES

- Fantastic location
- c. 535 sq. ft.
- Gas Fire Central Heating
- Rear Access
- Mature development
- 2 bed / 1 bath
- Fully Alarmed
- Double glazed windows
- Fully fitted bathroom
- Highly sought after location
- A host of bus routes on your door step



## ACCOMMODATION

### HALL

3'9" x 3'2" (1.2m x 1m)

Access to lounge, tiled flooring.

### LOUNGE

15'7" x 11'8" (4.8m x 3.6m)

Large bright lounge, timber flooring, feature open fireplace.

### KITCHEN

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

Fully fitted kitchen, dining area, access to lounge.



### BEDROOM 1

7'2" x 10'8" (2.2m x 3.3m)

Double bedroom to the front of the property, timber flooring.

### BEDROOM 2

6'5" x 3'9" (2m x 1.2m)

Single bedroom to the rear of the property, timber flooring.

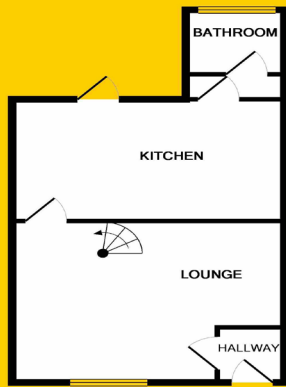


### BATHROOM

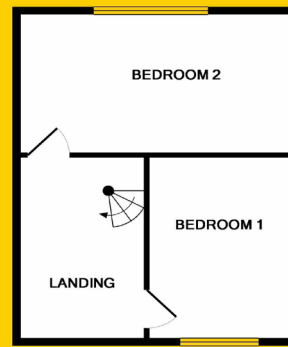
5'5" x 5'5" (1.7m x 1.7m)

Fully fitted bathroom with wc, whb and shower unit, tiled flooring.





GROUND FLOOR



1ST FLOOR

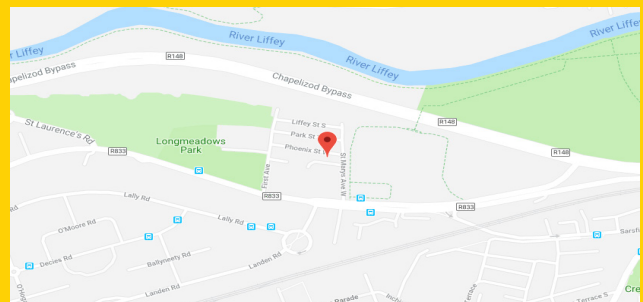
## DIRECTIONS

From Dublin City Centre –South bound – N4 - follow Naas Road – slight left towards Ballyfermot – onto Con Colbert Road – slight right onto Sarsfield Road – slight left into Ballyfermot Road – at roundabout take first exit onto Kylemore Road – straight down to the roundabout – take the 3rd exit – follow the road straight and at the next set of traffic lights at Ruby Finnegans take a left turn in The Ranch. The take your second right onto Phoenix Street where you will find no.21 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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