

FOR SALE

BY PRIVATE TREATY

**28 Saul Road
Crumlin
Dublin 12
D12 X6C3**



Two Bedroom Mid Terrace
c. 88.26 sq.m / 950 sq.ft

BER TBC

Price: €235,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this two bedroom mid-terraced family home to the market on Saul Road, Crumlin, D12. The location is truly next to none with Crumlin Village a mere 5 minute walk, an abundance of amenities on its doorstep and both the M50 motorway and Dublin's City Centre very easy accessible. Bright and spacious living accommodation of 850.sq.ft comprises of entrance hall, large lounge/dining area, extended two double bedrooms and a family bathroom. To the rear of the property is maintenance free garden with a LARGE block build shed. No. 28 boasts double glazed windows, 2 BEDS / 1 BATHS and a LARGE block built shed. Early viewing is highly advised; call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- Fantastic Potential
- c.950.sq.ft
- LOCATION LOCATION LOCATION
- Gas fired central heating
- Double glazed windows
- Ample of street parking space
- Within 5 minutes' walk of Crumlin Village
- M50 motorway and Dublin's City Centre easily accessible
- Ideal FAMILY HOME
- Viewing highly advised!!!



ACCOMMODATION



ENTRANCE HALL

Carpet on stairs and landing, access to lounge.

LOUNGE

Laminate floor, under stair storage, large bright room, double doors to kitchen.

KITCHEN

Fully fitted kitchen, lino floor, doors to lounge, access to garden and access to bathroom.

BATHROOM

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

BEDROOM 1

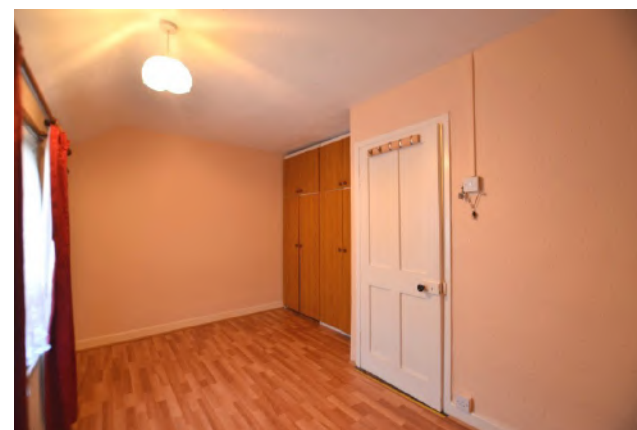
Double bedroom to the front of the property and carpet floor .

BEDROOM 2

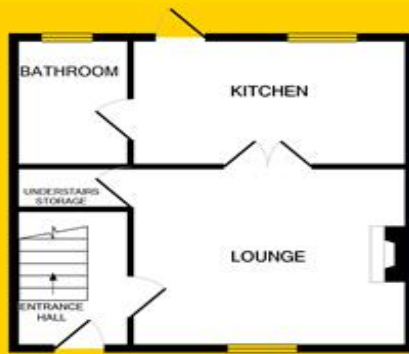
Double bedroom to the rear of the property with carpet floor.

REAR GARDEN

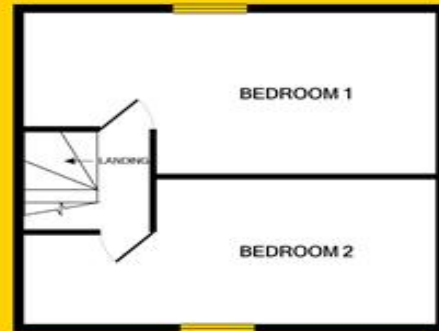
West Facing garden, maintenance free, and block built shed.



FLOOR PLAN



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 6875800 or 086 8371963

Alternatively you can send an email to conor@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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