

FOR SALE

BY PRIVATE TREATY

72 Kylemore Drive
Ballyfermot
Dublin 10
D10RY91



Three Bedroom Terrace
c.119.4.sq.m / 1,285.sq.ft

BER TBC

Price: €279,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this heavily extended three bedroom family home to the market on Kylemore Drive, Ballyfermot. Dublin 10 is well serviced with excellent public transport links including the 18, 25N, 40, 76, 76A, 79, 79A bus routes. The Chapelizod bypass & M50 motorway are both very easily accessed and Liffey Valley Shopping Centre is within arm's reach. Ballyfermot offers a range of excellent facilities including a choice of well esteemed primary & secondary schools along with Ballyfermot College of Further Education, a variety of sports & leisure facilities and local shops + convenience stores.

Internal living accommodation of c. 1,285 sq ft comprises of front storm porch, entrance hallway, lounge, extended kitchen/dining room, family bathroom(downstairs), three bedrooms and a converted attic space. No. 72 has been painted from head to toe and is presented in turn-key condition. It is noticeably larger than many neighbouring properties as the kitchen extension and the attic conversion add considerable living space and are absolutely ideal for a growing family. The front is low maintenance with a cobble lock driveway and off street parking. The lengthy rear is decked and in lawn with the added bonus of an extra large block built shed which would suit a variety of uses i.e bar/playroom/gym etc. Early viewing is highly advised.

FEATURES

- c. 1,285 sq ft
- Gas fired central heating
- Upgraded gas boiler
- Double glazed windows
- Freshly painted throughout
- Extended front porch
- Generous lounge
- Extended kitchen/dining room
- Fully tiled bathroom with bath and separate shower
- Converted attic (potential 4th bedroom)
- Block built shed to rear (c. 8.6m x 4.7m) ideal for a variety of uses
- Cobble lock front driveway
- Mature and settled area
- Sought after location within easy reach of Dublin's City Centre
- A host of bus routes within walking distance
- A variety of essential local amenities all close by
- Absolutely prime for first time buyers
- Investor interest guaranteed
- Viewing highly advised



ACCOMMODATION



HALLWAY

4'2" x 3'9" (1.3m x 1.2m)

Front stormporch, laminate flooring, carpet to stairs and landing and access to lounge.

LOUNGE

12'6" x 12'7" (6.9m x 3.9m)

Laminate flooring, feature fireplace, under stairs storage space and double doors to extended kitchen/ dining room.

KITCHEN/ DINING

19" x 13'7" (6m x 4.2m)

Fitted kitchen with tiled flooring and splash back, access to bathroom and double doors to rear.



BATHROOM

9'5" x 5'2" (2.9m x 1.6m)

Fully tiled bathroom fitted with w/c , whb, bath and seprtae shower.



BEDROOM 1

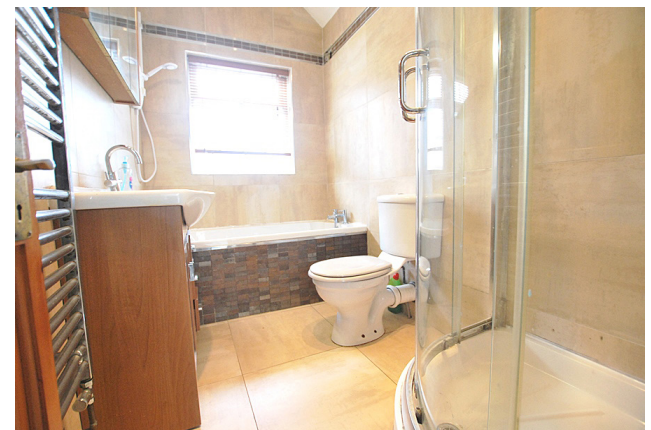
8'5" x 7'2" (2.6m x 2.2m)

Single bedroom located to the rear of the property , laminate flooring and built in wardrobes.

BEDROOM 2

11'4" x 8'5" (3.5 x 5.2m)

Double bedroom located to the rear of the property , laminate flooring and built in wardrobes.



BEDROOM 3

10'8' x 10'8" (3.3m x 3.3m)

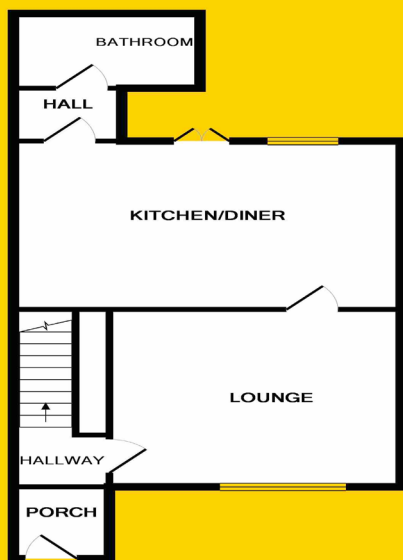
Double bedroom located to the front of the property, laminate flooring and sliding door wardrobes.

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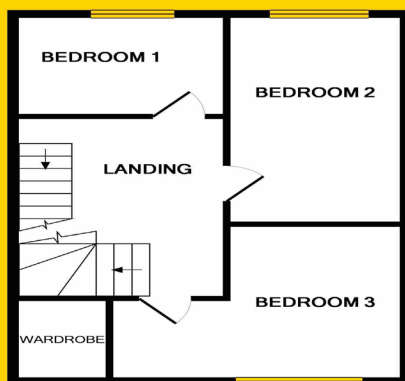
14'7' x 14'1" (4.5m x 4.3m)

Staircase off landing, laminate flooring and eaves storage.

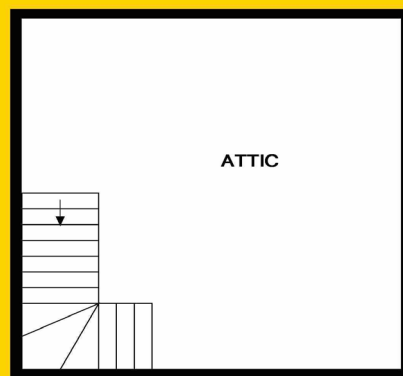




GROUND FLOOR



1ST FLOOR



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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

Ross McHugh and he can be contacted on 01 4030720 or 087 1368084.

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



MORTGAGES

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