

FOR SALE

BY PRIVATE TREATY

193 Cooley Road
Drimnagh
Dublin 12



Two Bedroom Semi Detached
c.62.2sq.m. /670sq.ft



Price: €229,950

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this stunning two bedroom semi detached property to the market located on Cooley Road, Drimnagh. The well known phrase of "location, location, location" springs to mind as you are within a short stroll of The Luas along with the Naas Road, M50 Motorway, Our Lady's Hospital and a wide array of local amenities all within arm's reach.

Immaculately presented living accommodation comprises of entrance hallway with under stairs storage, lounge, kitchen/dining room, two double bedrooms and main family bathroom. No. 193 is ideally positioned on a prime corner site boasting further potential to extend (subject to pp). To the front is an overly generous garden with ample room to park a number of cars. The rear is perfectly south west facing and will attract the sun all day long throughout the summer months. Early viewing is highly advised, Call Ray Cooke Auctioneers today!

FEATURES

- c. 670 sq ft
- BER E2
- Semi detached
- Immaculate condition throughout
- Alarmed
- Gas fired central heating
- Double glazed windows
- Two double bedrooms
- Fully tiled bathroom suite
- Sunny south west facing rear
- Prime corner site
- Extra-large front garden
- Potential to extend (subject to planning permission)
- The Luas within walking distance
- A wealth of amenities all within arm's reach
- Viewing highly advised!



ACCOMMODATION

HALLWAY

9'1" x 5'9" (2.8m x 1.8m)

Laminate flooring, understairs storage, carpet to stairs and landing, access to lounge and kitchen.

LOUNGE

9'8" x 8'8" (3.0m x 2.7m)

Laminate flooring, blinds and t.v point.

KITCHEN/DINING ROOM

16'0" x 11'1" (4.9m x 3.4m)

Laminate flooring, fitted kitchen and sliding doors to rear.



BEDROOM 1

12'7" x 11'1" (3.9m x 3.4m)

Double bedroom to the front of the property, laminate flooring and blinds.



BEDROOM 2

10'8" x 9'1" (3.3m x 2.8m)

Double bedroom to the rear of the property, laminate flooring and blinds.

BATHROOM

6'2" x 4'9" (1.9m x 1.5m)

Fully fitted bathroom suited fitted with w.c, whb and shower cubicle with triton shower.

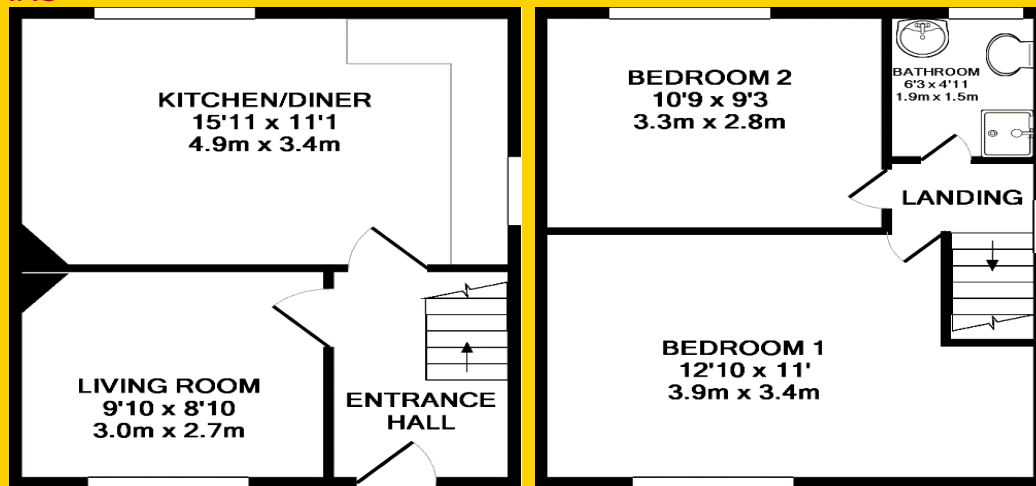


OUTSIDE REAR

Sunny west facing triangular shaped rear, walled and fenced, not overlooked.



FLOOR PLANS



OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

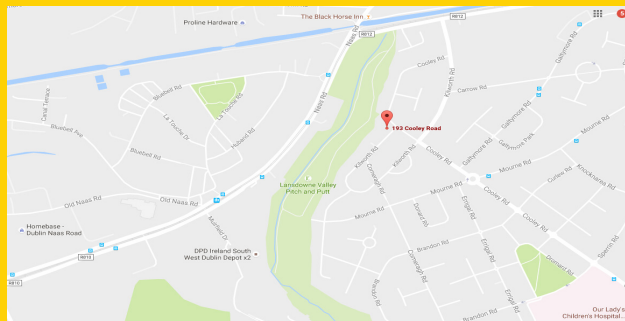
DIRECTIONS

If travelling on Naas Road towards City Centre turn right onto Davitt Road before The Blackhorse Inn. Take the 2nd right turn onto Kilworth Road and turn right onto Cooley Road. Proceed ahead and no. 193 can be identified by our "For Sale" board to the front.

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

Ross McHugh and he can be contacted on **01 40 30 720 or 087 136 8084.**

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

MORTGAGES

- Pre-approved Mortgage
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Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

Ray Cooke
Financial Services Ltd

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