

FOR SALE

BY PRIVATE TREATY

**11 Carrs Mill
Portrane Road
Donabate
Co. Dublin
K36AH04**



Three Bedroom End of terrace
c.115sq.m /377.30sq.ft



Price: €395,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are proud to introduce this well presented 3-bedroom end of terrace property ideally located off the Portrane Road and within walking distance from Donabate village.

Bright and spacious internal living accommodation of c. 115 sqm comprises of entrance hallway, living room with feature fireplace to the front, guest WC, large open planned kitchen/dining room all located downstairs. Upstairs hosts 3 bedrooms with built in wardrobes, master with ensuite and a main fully tiled family bathroom with bath and shower. No. 11 Carrs Mill is coming to the market in excellent condition throughout and boasts a side entrance, gas fired central heating, westerly facing orientation and a low maintenance rear garden.

Carrs mill is located off the Portrane Road, a 10-15 minute walk to Donabate village and train station and on the doorstep of the National, Educate Together and Secondary schools with a host of sporting and residential facilities on your doorstep.

No 11 will be ideal for any first-time buyers, those looking to upsize and Investors - Call Ray Cooke Auctioneers today for further information or to arrange viewing!!

FEATURES

c. 115 Sqm

BER C3

Westerly facing

Feature fireplace

Side entrance

Fully alarmed

Double glazed windows throughout

Fitted wardrobes

5-10 minutes' walk to the schools

15 Minute walk to the train station and village

Fantastic location

Ideal for first time buyer, those looking to upsize & Investors

Viewing highly advised!



ACCOMMODATION



HALLWAY

19'3" x 3'6" (5.9m x 1.1m)

Timber flooring with access to the living room and guest WC.

GUEST WC

4'9" x 4'9" (1.5m x 1.5m)

Timber flooring with WC and WHB.

LIVING ROOM

18'0" x 13'4" (5.5m x 4.1m)

Solid timber flooring with feature fire place and TV point.

KITCHEN / DINING ROOM

20'3" x 17'0" (6.2m x 5.2m)

Tiled flooring with fitted units and access to the rear garden.

BEDROOM 1

10'8" x 17'3" (3.3m x 5.3m)

Double bedroom to the rear front of the property with carpet to floor, TV point, built in wardrobes and ensuite.

Ensuite - 4'9" x 5'9" (1.5m x 1.8m)

Tiled flooring with WC, WHB and Shower.

BEDROOM 2

11'5" x 8'2" (4.0m x 2.0m)

Single bedroom to the front of the property with carpet to floor and built in wardrobes.

BEDROOM 3

18'2" x 10'4" (5.5m x 3.2m)

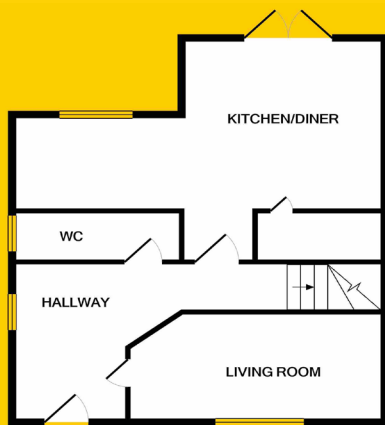
Double bedroom to the front of the property with carpet to floor and built in wardrobes.

BATHROOM

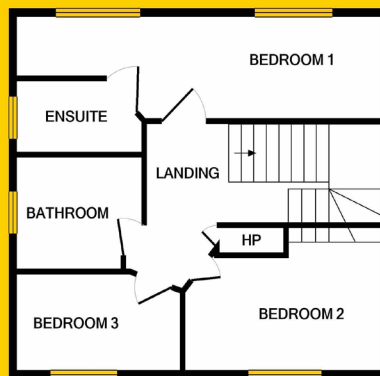
5'9" x 6'5" (1.8m x 2.0m)

Lino to floor with WC, WHB, tiled splashback and bath with shower.





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

John Sullivan and he can be contacted on

01 699 5050 or 086 0469458

Alternatively you can send an email to

john.sullivan@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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