

FOR SALE

BY PRIVATE TREATY

7 Tyrconnell Park
Inchicore
Dublin 8
D08 XVY4



Three Bedroom Mid Terrace
c.78.9sq.m /850.sq.ft

BER TBC

Price: €285,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this fantastic three bedroom mid-terraced family home to the market on Tyrconnell Park, Inchicore, D8. Boasting an idyllic location on the fringe of Dublin's City Centre; the location is truly next to none. A host of bus routes serving the city are within arm's reach and the Red Luas line can be found within five minutes' walk. A variety of other favourable amenities are close by; St. James Hospital, The New Children's Hospital, The Phoenix Park and Heuston Station to name but a few.

Interior living accommodation of c. 850 sq ft comprises of entrance hallway, large lounge, under stair storage, extended kitchen with access to the garden, dining room, two double bedrooms, one single bedroom and a family bathroom. To the rear of the property is small sunny court yard that is not overlooked. Prime for first time buyers and investors; Do not miss this one! Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 850 sq ft
- BER TBC
- EXTENDED KITCHEN
- LOCATION LOCATION LOCATION
- Gas fired central heating
- Off Street Parking
- 3 beds / 1 Bath
- In need of modernisation
- Low maintenance front and rear outside space
- Located on the fringe of Dublin's City Centre
- A host of bus routes within arm's reach
- Red Luas line literally within 5 minutes' walk
- Ideal for both 1st time buyers & investors!



ACCOMMODATION

HALLWAY

Access to lounge and kitchen with laminate flooring and carpet to stairs/landing and under stairs storage.

LOUNGE

Bright lounge to the front of the property with laminate flooring, feature fireplace and open plan to second lounge.

KITCHEN

Fully fitted extended kitchen with eye and floor level units and access to rear garden.

BEDROOM 1

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

BEDROOM 2

Double bedroom to the front of the property with laminate flooring.

BEDROOM 3

Double bedroom to the front of the property.

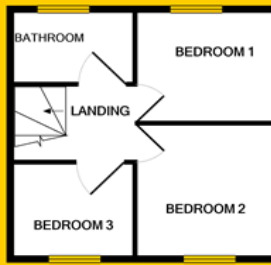
BATHROOM

Fully fitted bathroom with w.c, w.h.b and bath.





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 9089300 or 086 8371963

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



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