

**FOR SALE**

BY PRIVATE TREATY

44 Main Street  
Chapelizod  
Dublin 20  
D20 TN34



Two Bedroom Mid Terraced  
c.78.9.sq.m /850.sq.ft

**BER** TBC

**Price: €315,000**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this fantastic two bedroom mid-terraced family home with the added advantage of a large attic conversion (Currently in use as a 3rd bedroom) to the market on Main Street, Chapelizod. Located in the heart of Chapelizod village with a host of local amenities are on its doorstep including transport link, shopping facilities, parks, recreational clubs etc. Chapelizod is less than 6km from the city centre, a short distance to the N4/M4/M50 and Heuston Station.

Interior living accommodation of c. 800 sq. ft. comprises of entrance hallway, large lounge, extended kitchen/ dining room with access to the garden, 2 bedrooms ( one single and one double bedroom) a large attic conversion ( Currently in use as a 3rd bedroom ) and a main family bathroom. Prime for first time buyers & must be seen to be appreciated; 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
- 2beds / 1 Bath
- Large attic conversion
- Immaculately presented throughout
- Low maintenance front and rear outside space
- Located on the fringe of Dublin's City Centre
- Short stroll to The Pheonix Park
- A host of bus routes within arm's reach
- Ideal for both 1st time buyers & investors!



## ACCOMMODATION

### LOUNGE

Bright lounge with laminate flooring and feature gas fireplace.

### KITCHEN

Spacious room stretching the width of the property, tiled floor and splashback, eye and floor level units and access to rear garden.



### BEDROOM 1

Double bedroom to the front of the property with built in wardrobes and laminate flooring.

### BEDROOM 2

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

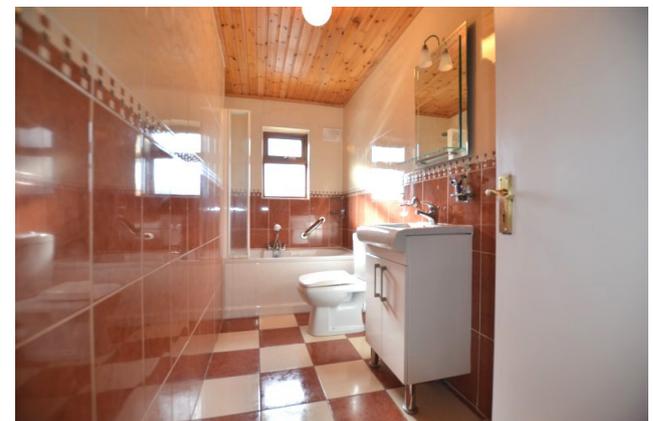
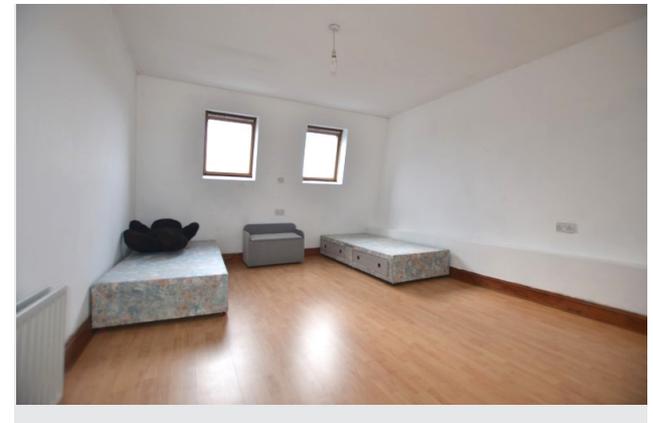


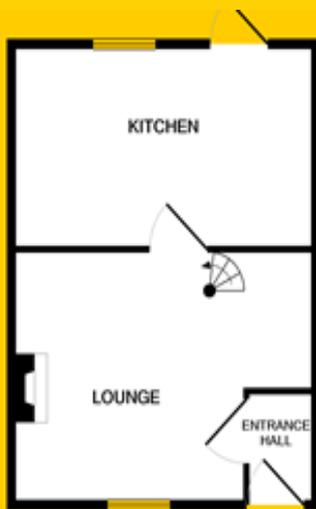
### ATTIC

Bright large room with laminate flooring and storage.

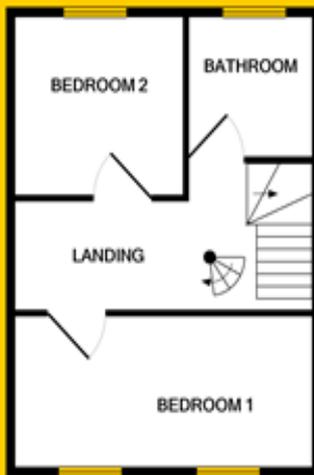
### BATHROOM

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





GROUND FLOOR



1ST FLOOR



2ND 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.



## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:  
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