

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

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

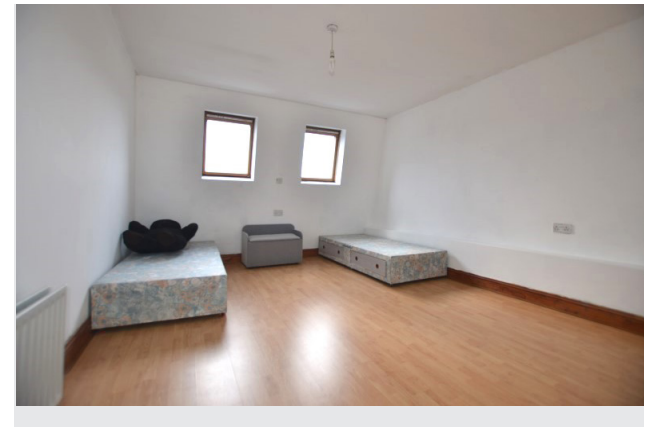
Double bedroom to the rear of the property with built in wardrobes and laminate flooring. .

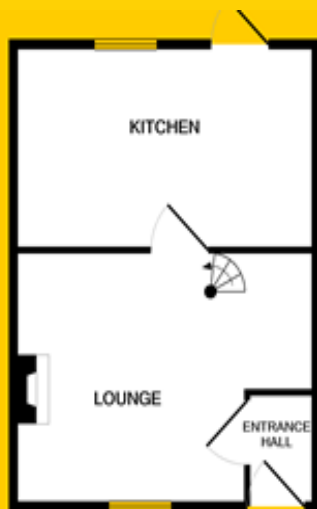
ATTIC

Bright large room with laminate flooring and storage.

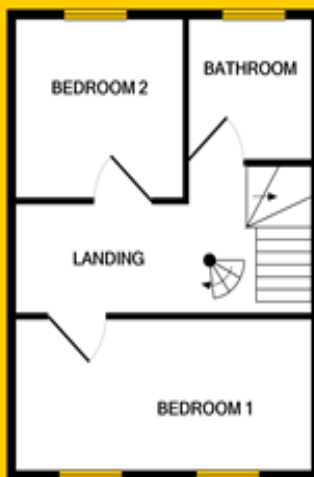
BATHROOM

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

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For further information or advice, please call:
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