

FOR SALE

BY PRIVATE TREATY

**95 Walkinstown Park
Walkinstown
Dublin 12
D12 K2H5**



**Three Bedroom Mid Terraced
c.76.2sq.m. / 820sq.ft.**

BER TBC

Price: €275,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present No. 95 Walkinstown Park to the market ideally positioned in Walkinstown. No. 95 presents an excellent opportunity to purchase this bright and spacious 3 bedroom mid terraced property on a quiet and mature residential road in Dublin 12. No. 95 is ideally situated within easy reach of the city centre, surrounded by an abundance of local amenities and only a few moments' drive to the M50. Walkinstown Park enjoys an abundance of surrounding amenities. The location has always been a firm favourite with families due to its convenience to the city centre and M50, close proximity to local shopping and an excellent choice of nearby schools. There are excellent public transport routes with the LUAS kylemore stop a short stroll away.

Internal living accommodation of 820sq. ft. comprises; Entrance hallway, living room to front with feature fireplace, 3 bedrooms (2 double/1 single), kitchen/dining room, extension to the rear of property, 3 separate rooms for bathing, WC and wash basin allowing each space to be optimally used by the others. The property benefits from a large south westerly facing rear garden, spacious block built shed and a front driveway. Viewing of this property is highly advised!

FEATURES

- c. 820 sq.f.
- BER TBC
- Extension to the rear
- Large rear shed ideal for a variety of uses
- Double glazed windows
- Gas fired central heating
- Ample off street parking
- Sunny south westerly facing orientation
- Low maintenance rear
- Within easy reach of the N7, M50 & The Luas
- Local shops & schools easily accessible
- Magnificent location!
- Early viewing highly advised!



ACCOMMODATION

HALLWAY

13'4" x 5'5" (4.1m x 1.7m)

Quality carpet, under stairs storage.

LOUNGE

15'4" x 10'4" (4.7m x 3.2m)

Bright lounge to the front of the property, tiled flooring, feature fireplace, TV point and quality curtains.

KITCHEN

8'8" x 16'7" (2.7m x 5.1m)

Fully fitted kitchen with a range of floor and eye level units, tiled flooring, tiled splashback, access to rear garden.

EXTENSION

4'9" x 11'8" (1.5m x 3.6m)

Lino flooring with access to bathroom, shower room and lino flooring.

BEDROOM 1

10'1" x 13'4" (3.1m x 4.1m)

Double bedroom to the front of the property with timber flooring, built in wardrobes, quality blinds and curtains, electric fireplace.

BEDROOM 2

12'7" x 8'2" (3.9m x 2.5m)

Double bedroom to rear of the property, timber flooring.

BEDROOM 3

9'1" x 7'8" (2.8m x 2.4m)

Single bedroom to rear of the property, timber flooring.



FLOOR PLANS



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 01 687 5800 or 086 837 1963.

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



MORTGAGES

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For further financial advice, please call:
Sean Kavanagh on 01 40 30 720 or contact him
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