

FOR SALE

BY PRIVATE TREATY

93 Portersfield
Clonsilla
Dublin 15



Three Bedroom End of Terrace
c.98.9sq.m. /1,065sq.ft

BER D1

Price: €265,000

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DESCRIPTION

RAYCOOKEAUCTIONEERS excitedly bring this superb three bedroom end of terrace property to the market ideally located in the prestigious development of Portersfield, Clonsilla. This superb location boasts Coolmine train station, the M50 motorway and a host of bus routes all within arms reach along with a wide array of local shops, schools and Blanchardstown Shopping Centre found within minutes.

Interior living accommodation of c. 1,065 sq ft comprises of entrance hallway with storage room, guest wc, kitchen/dining room, lounge, three bedrooms (2 double/1 single) and main family bathroom. No. 93 is presented in walk in condition and offers a discerning purchaser the chance to simply "hang their hat". The front of the property overlooks attractive open green space and to the rear is a magnificent south west facing garden offering sun all day long. Viewing is advised to appreciate the sheer quality on offer, Call Ray Cooke Auctioneers today for further information or to arrange viewing.

FEATURES

- c. 1,065 sq ft
- Management fee c. 390 per annum
- Beautifully presented throughout
- Alarmed
- Gas fired central heating
- Double glazed windows
- Bright bay windows to lounge and master bedroom
- Fully fitted kitchen
- Newly upgraded bathroom suite
- Not overlooked to front or rear
- Stunning south west facing rear garden
- Off street parking + designated parking
- Exclusive development, highly sought after
- Within walking distance of Coolmine train station
- Blanchardstown Shopping Centre & M50 motorway within easy reach
- Viewing highly advised!



ACCOMMODATION

ENTRANCE HALL

17'3" x 5'5" (5.3m x 1.7m)

Laminate Flooring, carpet to stairs and landing, understairs storage space and separate storage room, guest w.c.

LOUNGE

15'7" x 12'1" (4.8m x 3.7m)

Laminate flooring, bright bay window, feature fireplace with gas fire.

KITCHEN/ DINING ROOM

18'0" x 10'4" (5.5m x 3.2m)

Fitted kitchen with tiled floor and splashbac, sliding door to rear garden.



BEDROOM 1

11'4" x 11'1" (3.5m x 3.4m)

Double room to the rear of the property, laminate flooring, built in wardrobes.



BEDROOM 2

13'4" x 11'1" (4.1m x 3.4m)

Double room to the front of the property, laminate flooring, built in wardrobes, bright bay window.

BEDROOM 3

7'2" x 6'8" (2.2m x 2.1m)

Single room to front of the property, laminate flooring and built in wardrobes.

BATHROOM

7'2" x 5'9" (2.2m x 1.8m)

Recently upgraded bathroom suite, fully tiled with w.c, whb and bath with mira shower.



OUTSIDE FRONT

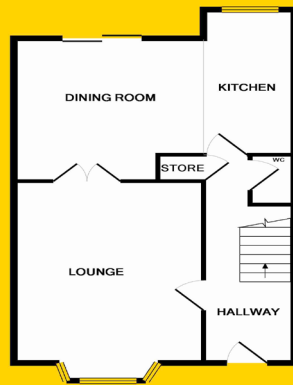
Off street parking and designated parking space, overlooking green area.

OUTSIDE REAR

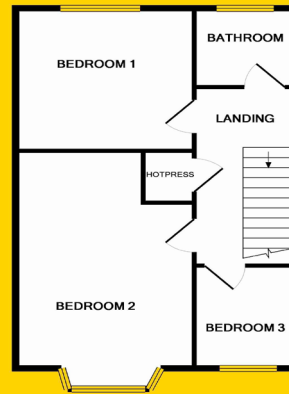
Not overlooked, walled and fenced to sides and rear, generous size with sunny south west orientation, Barna Shed.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

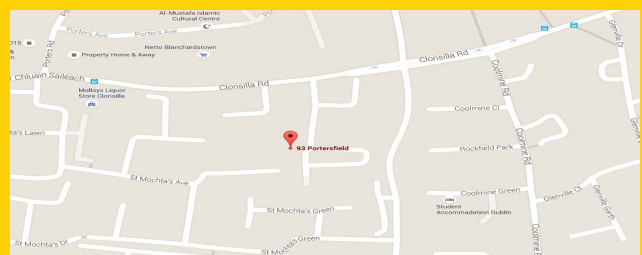
DIRECTIONS

From Blanchardstown village take Clonsilla Road for c. 1km and Portersfield Estate will be on your left hand side. Within the development proceed ahead and to the right of the green area you will find no. 93.

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.

LOCATION



NEGOTIATOR

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

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

MORTGAGES

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



For further financial advice, please call:
Sean Kavanagh on 01 40 30 720 or contact him
by email sean@raycooke.ie

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