

FOR SALE BY PRIVATE TREATY

65 RALAHINE

BALLYBRACK, CO. DUBLIN

Asking Price

€585,000



**Tom
O'Higgins**
ESTATE AGENT

W tomohiggins.ie T 01 2845007 M 087 766 6422 E info@tomohiggins.ie

4 Bed – 2 Reception 150sqm / 1,614 sqft

ASKING PRICE €585,000

A delightful semi-detached home with an interesting layout, offering bright and deceptively spacious accommodation in this quiet cul de sac location convenient to a host of amenities including local shopping, schools, open green spaces and sports facilities as well as easy access to the N11 and M50 road networks.

Ideally positioned within the development, No. 65 stands two storeys to the front and three storeys to the rear and benefits from a south westerly facing rear garden with a gated side access. There is off street parking to the front together with a low maintenance garden.

Internally, the accommodation comprises a reception hall with guest w.c. off and the living room at hall level, stairs lead to the garden level which comprises a large utility room and a spacious family/dining room with separate kitchen off, all overlooking the rear garden. Upstairs there are 4 bedroom (master with ensuite shower) and the main bathroom.

The rear garden is accessed from the family room or kitchen and is ideally orientated with a south westerly aspect. It is laid out with a good-sized patio area and lawn and features a block shed for storage.

FEATURES

- Cul de sac location.
- South westerly facing rear garden.
- Newly fitted gas boiler (2024).
- Off street parking.
- Excellent transport links.
- Sports & Leisure facilities close by.
- Convenient to Ballybrack & Killiney shopping centres.



ACCOMMODATION

Reception Hall

Guest w.c.

With w.c. and w.h.b.

Living room

To the front with internal window to dining room.

Utility room

With fitted storage, countertops and stainless steel sink. Tiled floor.

Family / dining room

A bright and spacious room with polished timber floor, feature fireplace and sliding door to rear garden.

Kitchen

Fitted kitchen with ample wall and floor units. Tiled floor and splashback. Access to garden.

Bedroom (1)

Bright, double room with fitted wardrobe. Ensuite shower and w.c.

Bedroom (2)

With fitted wardrobes and vanity table.

Bathroom

With bath, separate shower, w.c. and w.h.b.

Landing

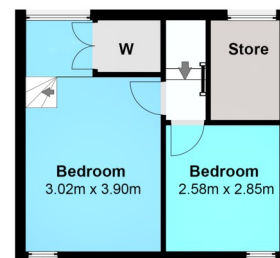
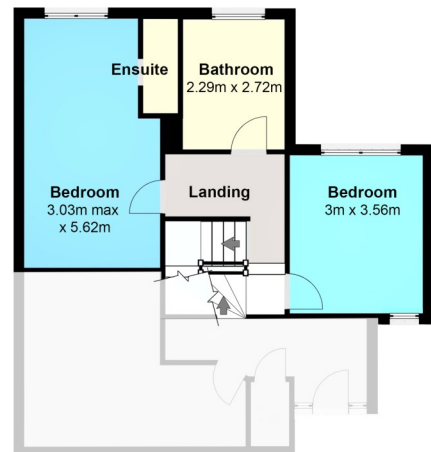
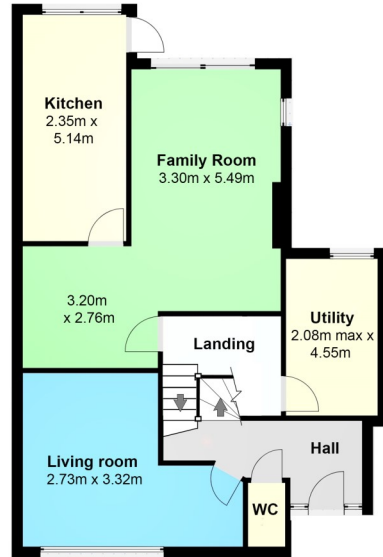
With ladder to storage.

Bedroom (3)

Split level double room with dual aspect.

Bedroom (4)

With fitted wardrobes and vanity table.



Not to scale. For identification only.

BER

E1 No: 116790122 333.25 kWh/m²/yr



Tom O'Higgins

ESTATE AGENT

Negotiator

Tom O'Higgins
MIPAV TRV MMCEPI
087 766 6422
tom@tomohiggins.ie

52 Sandycove Road, Sandycove, Co. Dublin, A96 W3C1

T+353 1 2845007 E info@tomohiggins.ie

Tom O'Higgins Estate Agent for themselves or for the vendors of this property whose agents they are wish to make clear that these particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken compiling the information we can give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements. SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730