

**FOR SALE**

BY PRIVATE TREATY

5 Fortfield Road  
Terenure  
Dublin 6W  
D6W VH66



Three Bedroom Semi Detached  
c. 134.7.sq.m /1,450sq.ft

**BER** TBC

**Price: €575,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic three bedroom semi-detached family home to the market located on the highly sought after Fortfield Road, Terenure, Dublin 6W. The location of Fortfield Road could not be better, a short distance from Terenure Village with its wide selection of shops, restaurants and bars, beside a range of schools to include St. Pius, Presentation, Terenure College, Our Lady's, High School, etc., bus routes. The property is convenient to Busy Park and within easy reach of the M50 and city centre. schools, shops and all bus routes within walking distance and the M50 motorway a mere two minute drive away.

Bright and spacious living accommodation comprises of entrance hall, first lounge to the front of the property with the second lounge at the back of the property, kitchen/dining room with access to the garden, two double bedrooms, one single and a main family bathroom. The property also comes with a private garden to the rear that is not over looked, ample off street parking to the front and a garage to the side. No. 5 comes to the market in need of modernization but boasts HUGEPOTENTIAL and could be an ideal opportunity to secure the perfect family home. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 1,450 sq.ft
- Storage heating
- Single glazing throughout
- HUGE POTENTIAL
- LOCATION LOCATION LOCATION
- In need of modernization
- 3 bed / 1 bath
- Ample off street parking
- Highly sought after location
- Beside school, bus routes, Terenure village
- Convenient to M50 and city centre
- Every conceivable local amenity within arm's reach
- Early viewing highly advised!



## ACCOMMODATION



### HALL

Entrance hall with carpet to floor and stairs/landing with access to kitchen and lounge.

### LOUNGE 1

Bright lounge to the front of the property with carpet to floor, feature fireplace and sliding doors to second lounge.

### KITCHEN

Fully fitted kitchen with eye and floor level units, lino flooring, dining area and access to rear garden.

### LOUNGE 2

Second lounge to the rear of the property with carpet to floor, feature fireplace and double doors to rear garden.

### BEDROOM 1

Double bedroom to the front of the property with carpet to floor and feature fireplace.

### BEDROOM 2

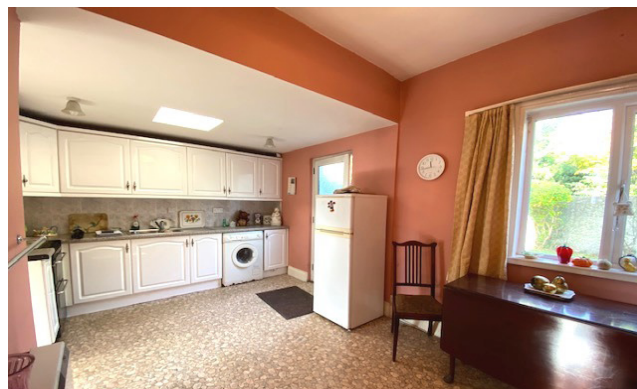
Double bedroom to the rear of the property with carpet to floor and feature fireplace.

### BEDROOM 3

Single bedroom to the front of the property with carpet to floor.

### BATHROOM

Fully fitted with wc, whb and bath, lino flooring and partly tiled walls.



## 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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